



# Placentia Enhanced Infrastructure Financing District Public Financing Authority Agenda

Special Meeting

May 14, 2024

5:00 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Chad Wanke  
Chair

Doug Chaffee  
Vice Chair

Ward Smith  
Authority Member

Rosalina Davis  
Authority Member

Joe Rasic  
Authority Member

City of Placentia  
401 E Chapman Avenue  
Placentia, CA 92870

Phone: (714) 993-8124  
Fax: (714) 528-4640  
Website: [www.placentia.org](http://www.placentia.org)

## Procedures for Addressing the Authority

Any person who wishes to speak regarding an item on the agenda or on a subject within the Placentia Enhanced Infrastructure Financing District Public Financing Authority's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Authority Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Authority Secretary BEFORE the item is called.

The Authority encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Authority discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE AUTHORITY IS IN SESSION.**

## Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.  
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, Placentia Library Reference Desk and the internet at [www.placentia.org/eifd](http://www.placentia.org/eifd) under the Enhanced Infrastructure Financing District page. Persons who have questions concerning any agenda item may call the Economic Development Division at (714) 993-8264 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Public Financing Authority regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers.

**SPECIAL MEETING**

5:00 p.m. – City Council Chambers

---

**CALL TO ORDER:**

**ROLL CALL:** Authority Member Davis  
Authority Member Rasic  
Authority Member Smith  
Vice Chair Chaffee  
Chair Wanke

**PLEDGE OF ALLEGIANCE:** Authority Member Smith

**ORAL COMMUNICATIONS:**

At this time the public may address the Public Financing Authority concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Public Financing Authority. There is a five (5) minute time limit for each individual addressing the Public Financing Authority.

---

**CONSENT CALENDAR:** None

**REGULAR AGENDA:** None

**PUBLIC HEARING:**

1. **Public Hearing to Hear all Written and Oral Comments and Conduct a Protest Proceeding on the Placentia Enhanced Infrastructure Financing District (Placentia EIFD) Amended Infrastructure Financing Plan (IFP)**

**Recommended Actions:** It is recommended that the Public Financing Authority take the following actions:

1. Open the Public Hearing concerning the Placentia Enhanced Infrastructure Financing District Amended Infrastructure Financing Plan; and
2. Receive the Staff Report and consider all Public Testimony, including all written and oral comments on the IFP; and
3. Conduct a protest proceeding to consider whether the landowners and residents within the Placentia EIFD wish to present oral or written protests against the adoption of the Amended IFP; and
4. Close the Public Hearing; and
5. If less than 25 percent of landowners and residents within the Placentia EIFD protest, adopt Resolution No. PFA-2024-02, adopting “A Resolution of the Public Financing Authority of the Placentia Enhanced Infrastructure Financing District Approving the Amended Infrastructure Financing Plan for the Placentia Enhanced Infrastructure Financing District.”

**Potential Alternative Actions:** The PFA shall terminate the proceedings if there is a majority protest. A majority protest exists if protests have been filed representing over 50 percent of the combined number of landowners and residents in the Placentia EIFD who are at least 18 years of age. An election shall be called if between 25 percent and 50 percent of the combined number of landowners and residents in Placentia EIFD who are at least 18 years of age file a protest.





# Placentia Enhanced Infrastructure Financing District Public Financing Authority

## **AGENDA REPORT**

TO: PUBLIC FINANCING AUTHORITY

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: MAY 14, 2024

SUBJECT: **PUBLIC HEARING TO HEAR ALL WRITTEN AND ORAL COMMENTS AND CONDUCT A PROTEST PROCEEDING ON THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT (PLACENTIA EIFD) AMENDED INFRASTRUCTURE FINANCING PLAN (IFP) PLAN**

### FISCAL

IMPACT: Up to \$27,547,000 in Property Tax Increment Revenue Over Approximately 40 Years  
Estimated \$59M in positive fiscal impact to City General Fund over District Lifetime  
Estimated \$50M in positive fiscal impact to County General Fund over District Lifetime

### **SUMMARY:**

In 2019 the Placentia Enhanced Infrastructure Financing District (“Placentia EIFD”) was formed as a partnership between the City of Placentia and the County of Orange. The Placentia EIFD was established as a means to fund critical infrastructure of communitywide and regional significance with a focus on the Old Town Placentia Revitalization Plan area, by providing a means to capture property tax increment revenue (“TI”) generated by new development within the district.

Unfortunately, since that time, a nascent EIFD bond market, the COVID pandemic, inflation, and related current economic conditions have contributed to delayed EIFD implementation and cost increases. As a result, the original Old Town Streetscape Master Plan cost estimate of approximately \$8 million is now approximately \$10.05 million (an increase of 25.6%). In addition, interest rates have risen, increasing cost of debt service (particularly to a “first-time” debt issuer such as the Placentia EIFD).

In addition, the City’s goal is to install all aspects of the Old Town Streetscape Master Plan at one time (instead of in phases), which would better induce private investment to fulfil Tax Increment (TI) and economic benefit projections. This one-time phase will also accelerate our efforts to meet regional housing needs, including affordable housing. Ultimately, this one-time phase will save the EIFD on construction costs. As a result, there is a need to amend the IFP at this time to achieve a single-phase EIFD financing to fund the targeted infrastructure improvements.

Though the City Council and County Board of Supervisors have approved the amended IFP on March 5, 2024 and March 12, 2024, respectively, this Public Hearing is intended as an additional opportunity for the PFA to hear written and oral comments and conduct a protest proceeding on the amended IFP.

If less than 25 percent of the combined number of landowners and residents in Placentia EIFD who are at least 18 years of age file a protest, the PFA may adopt the Amended IFP at the conclusion of the public hearing by resolution.

The public financing authority shall terminate the proceedings if there is a majority protest. A majority protest exists if protests have been filed representing over 50 percent of the combined number of landowners and residents in the Placentia EIFD who are at least 18 years of age. An election shall be called if between 25 percent and 50 percent of the combined number of landowners and residents in the Placentia EIFD who are at least 18 years of age file a protest.

### **RECOMMENDATION:**

It is recommended that the Public Financing Authority take the following actions:

1. Open the Public Hearing concerning the Placentia Enhanced Infrastructure Financing District Amended Infrastructure Financing Plan; and
2. Receive the Staff Report and consider all Public Testimony, including all written and oral comments on the Amended IFP; and
3. Conduct a protest proceeding to consider whether the landowners and residents within the Placentia EIFD wish to present oral or written protests against the adoption of the Amended IFP; and
4. Close the Public Hearing; and
5. 5. If less than 25 percent of landowners and residents within the Placentia EIFD protest, adopt Resolution No. PFA-2024-02, adopting "A Resolution of the Public Financing Authority of the Placentia Enhanced Infrastructure Financing District Approving the Amended Infrastructure Financing Plan for the Placentia Enhanced Infrastructure Financing District."

### **DISCUSSION:**

The Placentia Enhanced Infrastructure Financing District ("Placentia EIFD") was formed as a partnership between the City of Placentia and the County of Orange.

The Placentia EIFD is a governmental entity, separate and distinct from the City and the County, and is governed by the Placentia EIFD Public Financing Authority ("PFA"), which is comprised of two (2) members of the Placentia City Council, one (1) Orange County Supervisor, and two (2) members of the public appointed by the City Council and County Board of Supervisors.

The Placentia EIFD was established as a means to fund critical infrastructure of communitywide and regional significance with focus on the Old Town Placentia Revitalization Plan area, by providing a means to capture property tax increment revenue ("TI") generated by new development within the district. EIFDs provide an opportunity for agencies to issue bonds for an

array of public infrastructure projects as well as supporting economic development efforts. At the time of the prior district formation proceedings, it was assumed that the PFA would seek authorization to issue debt in the future pursuant to the requirements of the EIFD statute that were then in effect, which stipulated a 55% voter approval by the landowners or registered voters, as applicable, within the EIFD boundary.

On January 1, 2020, California EIFD legislation was revised to incorporate Assembly Bill 116 (“AB 116”), which modified both the process by which EIFDs are formed and the requirements to achieve approval to issue debt secured by EIFD revenues. The AB 116 process required three (3) public hearings to be held at least 30 days apart so that the PFA staff could present the EIFD Infrastructure Financing Plan (“IFP”) in a public forum and receive input from landowners and residents within the district. Landowners and registered voters would have the opportunity to protest the district formation at the last of the four (4) meetings and hearings. If there were no majority protest, the PFA would then be able to approve both district formation and future debt issuance by the EIFD with a majority vote of the PFA board, without a subsequent vote by the landowners or registered voters within the district.

On August 11, 2020 the City Council approved Resolution No. R-2020-52 which formally announced and set forth the future PFA meeting public meeting and hearing dates in order to comply with the updated EIFD statute and achieve authorization to issue EIFD debt in the future. The required public meetings and hearings were properly conducted between September 2020 and May 2021, and the IFP was approved (again) by the PFA on May 13, 2021.

Unfortunately, since that time, a nascent EIFD bond market, the COVID pandemic, inflation, and related current economic conditions have contributed to delayed EIFD implementation and cost increases. As a result, the original Old Town Streetscape Master Plan cost estimate of approximately \$8 million is now approximately \$10.05 million (an increase of 25.6%). In addition, interest rates have risen, increasing cost of debt service (particularly to a “first-time” debt issuer). Updated analysis concluded that multiple debt issuances over 7-8 years would be needed to fund key projects, as only \$3-5M would be available in the initial EIFD debt issuance.

In addition, the City’s goal is to install all aspects of the Old Town Streetscape Master Plan at one time (instead of in phases), which would better induce private investment to fulfil Tax Increment (TI) and economic benefit projections. This one-time phase will also accelerate our efforts to meet regional housing needs, including affordable housing. Ultimately, this one-time phase will save the EIFD on construction costs. As a result, there is a need to amend the IFP at this time to achieve a single-phase EIFD financing to fund the targeted infrastructure improvements.

### **Amended Infrastructure Financing Plan**

The Amended Infrastructure Financing Plan (“IFP”) prepared by Kosmont Companies for the Placentia EIFD includes tax increment revenue projection updates, caps to the maximum tax increment revenue authorization, and analysis of the fiscal impacts of participation in the EIFD for the City and County. The PFA is responsible for final adoption of the Amended IFP for the Placentia EIFD, and the draft Amended IFP is a proposal that is provided for the PFA to consider.

The key changes in the Amended IFP:

- a) Recalibration of the duration (term) of tax increment allocation:
  - Increase City maximum term from 20 to 40 years

- Could end earlier if interest rates level out prior to bond issuance
- Increase County maximum term from 20 to 25 years, with option to extend to 30 only if needed
  - Provides adequate time for County to contribute its full share of tax increment (i.e., \$3.547 million)
  - Additional 5 years only triggered if tax increment receipt levels perform worse than suboptimal projections
- EIFD to terminate upon extinguishment of all EIFD debt, even if repaid early
- b) Increase City’s maximum dollar allocation from \$9,100,000 in tax increment up to \$24,000,000 in increment (more likely \$17-19M over 33-35 years needed; could be as low as \$12M over 30 years in best-case interest rate scenarios)
  - Amount projected to enable full repayment of various financing structures evaluated, even under severely adverse issuance conditions
- c) Limitation / focus on use of funds: EIFD tax increment limited to repayment of IFP projects costs & associated debt; excess amount would flow to General Funds of City and County

**Projected Tax Increment Analysis Updates**

Kosmont prepared updated tax increment analysis to determine district revenue potential based on planned/proposed projects and future development potential. Actual TI revenues are subject to changes in the types and timing of development and the real estate market.

Development Type	Sq. Ft./Units	Assessed Value Factor (2023\$)	Estimated AV (2023\$)
Residential	1,600 units	\$250K per unit	\$400 million
Commercial	9,203 SF	\$250 PSF	\$2.3 million
Industrial	41,875 SF	\$150 PSF	\$6.3 million
Hotel	116 rooms	\$250K per room	\$29 million
<b>TOTAL</b>			<b>\$438 million</b>

Based on this analysis, the City’s contribution is capped at 50% of its share of property tax increment (~6.8 out of 13.6 cents on the dollar) within the district boundary for a maximum of \$24,000,000 total over the approximately 40-year district lifetime. The County’s contribution is capped at 50% of its share (~2.9 out of 5.9 cents) within the district boundary for a maximum of \$3,547,000 total over approximately 25 years.

While the Placentia area would benefit from a new dedicated revenue source for infrastructure improvements, formation of the Placentia EIFD would result in a reallocation of property tax increment revenue from the City’s General Fund. Once the Placentia EIFD terminates, TI revenue would no longer be allocated to the Placentia EIFD and will flow back into the City’s General Fund.

**Financial Implication of Establishing Placentia EIFD**

Kosmont concluded several regional financial implications for the establishment of the Placentia EIFD, including providing essential regional transportation infrastructure improvements, improved regional competitiveness for Federal/State grant funds, and support of the County’s Comprehensive Economic Development Strategy (e.g. job creation, quality of life improvement, promotion of environmental sustainability). Locally, based on Kosmont economic impact analysis, approximately 5,000+ construction jobs will be created, 1,170+ permanent jobs will be created, \$690+ million in economic output from construction, and \$196+ million in annual ongoing

economic output. The resulting establishment of the Placentia EIFD will have created an acceleration of development and related fiscal revenues in the amount of approximately \$59 million in net fiscal impact to the City and \$50 million in net fiscal benefit to the County over approximately 50 years.

**Community Participation and Public Outreach Efforts**

There are a number of steps in the Placentia EIFD process that require public outreach and participation. This regular meeting was posted on the Placentia EIFD website at [www.placentia.org/EIFD](http://www.placentia.org/EIFD) and mailed to all property owners and/or property occupants within the boundaries of the EIFD area. Each of the three Public Hearings that are required to be held by the PFA are announced with mailing and newspaper notices at least 10 days in advance. This is the third and final Public Hearing. The draft IFP will remain available for public inspection on the EIFD website at [www.placentia.org/EIFD](http://www.placentia.org/EIFD) and on file in the office of the City Clerk located at 401 East Chapman Avenue, Placentia, California. Stakeholders will have the opportunity to voice their opinion to the PFA at the Public Hearings. Additionally, the issuance of bonds by the Placentia EIFD will involve public outreach.

**FISCAL IMPACT:**

As described above, preliminarily, it is projected that approximately \$10 million could be generated in net bond/loan proceeds over the approximately 40-year term of the proposed Placentia EIFD, to help fund core public infrastructure needed to support Placentia's growth. Placentia's contribution is capped at 50% of its share of property tax increment (~6.8 out of 13.6 cents on the dollar) within the district boundary for a maximum of \$24,000,000 total over the approximately 40-year district lifetime. The County's contribution is capped at 50% of its share (~2.9 out of 5.9 cents) within the district boundary for a maximum of \$3,547,000 total over approximately 25 years.

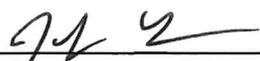
Prepared by:

  
\_\_\_\_\_  
Jeannette Ortega  
Deputy Director of Administrative Services

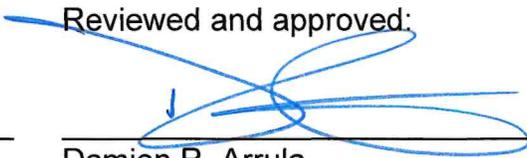
Reviewed and approved:

  
\_\_\_\_\_  
Joseph M. Lambert  
Director of Development Services

Reviewed and approved:

  
\_\_\_\_\_  
Jennifer Kampman  
Finance Director

Reviewed and approved:

  
\_\_\_\_\_  
Damien R. Arrula  
City Administrator

**Attachments:**

1. Resolution No. PFA-2024-02
2. Placentia Enhanced Infrastructure Financing District's Amended Infrastructure Financing Plan
3. PowerPoint Presentation

## RESOLUTION NO. PFA-2024-02

### A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT APPROVING THE AMENDED INFRASTRUCTURE FINANCING PLAN FOR THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT

#### A. Recitals.

(i) Pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the "EIFD Law"), the City Council of the City of Placentia (the "Council") formed a Public Financing Authority (the "Authority");

(ii) The Authority has prepared the Infrastructure Financing Plan (the "IFP") which is attached hereto as Exhibit "A";

(iii) The IFP was sent to the Council, the City Planning Commission, to all landowners in the proposed district and to all affected taxing entities pursuant to EIFD Law;

(iv) The Council, on June 18, 2019, by Resolution No. 2019-28, approved the IFP;

(v) The Orange County Board of Supervisors, on June 25, 2019, by Resolution No. 19-060, approved the IFP;

(vi) Three public hearings on the IFP were duly noticed and held on October 14, 2020, November 18, 2020, and January 6, 2021, in accordance with Government Code Section 53398.66;

(vii) In response to updated economic and financial conditions, City and County staff collaborated on updates to the IFP analyses in 2023 and early 2024, resulting in an Amended IFP;

(viii) The Council, on March 5, 2024, by Resolution No. R-2024-12, approved the Amended IFP;

(ix) The Orange County Board of Supervisors, on March 12, 2024, by Resolution No. 24-023, approved the Amended IFP;

(x) Three public hearings on the Amended IFP were duly noticed and held on February 17, 2024, April 9, 2024, and May 14, 2024, in accordance with Government Code Section 53398.66;

(xi) The Authority has heard and passed upon written and oral objections, if any, and has considered the recommendations, if any, of affected taxing agencies and testimony for and against the adoption of the IFP;

(xii) All other legal prerequisites to the adoption of this Resolution have occurred.

**B. Resolution.**

NOW, THEREFORE, THE PUBLIC FINANCING AUTHORITY FOR THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT DOES HEREBY ORDAIN AS FOLLOWS:

1. **Adoption of Amended Infrastructure Financing Plan.** The Amended IFP attached hereto as Exhibit "A" is hereby adopted.

2. **Environmental Determination.** The Amended IFP is exempt from the California Environmental Quality Act (15378(b)(4)) because a "Project" does not include government funding mechanisms and also (15061(b)(3)) because CEQA does not apply where it can be determined with certainty that there is no possibility that there will be a significant effect on the environment and that no additional environmental review is required.

3. **Severability.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provisions, and to this end, the provisions of this ordinance are declared to be severable. The Authority declares that it would have adopted this ordinance and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

4. **Effective Date.** This Resolution shall be subject to referendum as prescribed by law.

5. **Certification.** The Chairperson shall sign, and the Authority Secretary shall certify to the passage and adoption of this Resolution and shall cause the same to be published and posted pursuant to the provisions of law in that regard.

**PASSED, APPROVED AND ADOPTED this 14th day of May 2024.**

\_\_\_\_\_  
Chad P. Wanke, Chairman

ATTEST:

\_\_\_\_\_  
Robert S. McKinnell, City Clerk

I, Robert S. McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing Resolution No. PFA-2024-02 was adopted at a special meeting of the Enhanced Infrastructure Financing Authority Public Finance Authority, held on the 14<sup>th</sup> day of May 2024 by the following vote:

AYES: Authority Members:  
NOES: Authority Members:  
ABSENT: Authority Members:  
ABSTAIN: Authority Members:

---

Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

---

Christian L. Bettenhausen, City Attorney

# CITY OF PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT

---

## INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Placentia and the County of Orange



Prepared By:



Kosmont Companies in Partnership with  
The Southern California Association of Governments

**REVISED OCTOBER 2023**

# Table of Contents

Section	Page
1.0 Introduction .....	3
2.0 Description of the Proposed District.....	7
3.0 Description of Proposed Facilities and Development.....	8
4.0 Finding of Communitywide Significance .....	9
5.0 Financing Section.....	10
6.0 Removal of Dwelling Units and Replacement Housing Plan.....	15
7.0 Goals of the District.....	16
8.0 Appendices .....	17

## Index of Appendices

- Appendix A: Map of Boundaries of the Placentia EIFD
- Appendix B: Legal Description of the Placentia EIFD
- Appendix C: Projected Tax Increment Revenue Analysis
- Appendix D: Fiscal Impact Analysis
- Appendix E: Old Town Placentia Revitalization Streetscape Master Plan

# 1.0 Introduction

## 1.1 Background & Purpose

The proposed Placentia Enhanced Infrastructure Financing District (“Placentia EIFD” or “District”) will serve as a catalyst for private development and critical regional transportation infrastructure with transformative potential for the City of Placentia (“City”) and the North Orange County region. The Placentia EIFD encompasses just over 300 acres of land, representing approximately 7% of the City. The Placentia EIFD includes the City’s Old Town Placentia Revitalization Plan area, a forthcoming Metrolink station, and the City’s Transit-oriented Development (“TOD”) Packing House District. The District represents a partnership between the City and the County of Orange (“County”), and as such, will be funded by property tax increment from both taxing entities. The Southern California Association of Governments (“SCAG”) has additionally provided funding assistance for the technical analysis associated with this Infrastructure Financing Plan through its Tax Increment Financing Pilot Project Program.

## 1.2 Contents and Overview of this Infrastructure Financing Plan (“IFP”)

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises the following information:

- a) A map and legal description of the District, [included herein as Appendix A and Appendix B, respectively.](#)
- b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. [This information is included in Section 3 of this IFP.](#)
- c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. [This information is included in Section 4 of this IFP.](#)
- d) A financing section ([included in Section 5 of this IFP](#)), which shall contain all of the following information:
  - i. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the

district for each year during which the district will receive incremental tax revenue. The maximum portion of the City's property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime, where the District lifetime is characterized in paragraph (e) below and Section 5.5 of this IFP. For the County, the maximum portion of the County's property tax increment to be committed to the District will be 50% throughout the duration of the County's Allocation Period, where the County's Allocation Period is defined as the earliest of (i) twenty-five (25) years (or thirty (30) years only upon Board of Supervisors approval) from the date on which the acquisition of a loan is approved by the Public Financing Authority ("PFA")<sup>1</sup>, (ii) the allocation by the County of its total dollar maximum allocation described in paragraph (d) below and Section 5.4 of this IFP, or (iii) upon full repayment of all outstanding obligations pertaining to the approved infrastructure projects outlined in this IFP.

- ii. A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District by year over the course of the District lifetime as attributable to each affected taxing entity. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.
- iii. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The PFA governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$10 million of loan proceeds (in current 2023 dollars) will be secured over the District lifetime. The financing strategy, consistent with Government Code Section 53398.87, is a loan by the City to the Placentia EIFD, which may be repaid at an interest rate that does not exceed the Local Agency Investment Fund ("LAIF") rate that is in effect on the date that such a loan is approved by the PFA. The District will inform County finance staff in writing of the terms and conditions of the loan, and provide any requested documents, before the loan is approved by the PFA. The loan will not be approved by the PFA if the County Executive Officer objects to the terms and conditions of the loan. The County shall not unreasonably withhold approval of such terms. If the City issues debt in connection with the loan given by the City to the Placentia EIFD, and the City and County's committed tax increment described

<sup>1</sup> 25 years subject to a possible five (5) year extension only upon approval by the County Board of Supervisors

in Sections 5.1 to 5.4 of this IFP is insufficient for the required debt payments, the City will pay the remaining amount of the debt payment. If the Placentia EIFD issues debt at a future date, the debt will only be issued with the purpose of repaying the loan made by the City to the Placentia EIFD. The issuance of any such future debt will not increase the County's Allocation Period or the County's total dollar maximum allocation or postpone the District's Termination Date as described in Sections 5.1-5.5 of this IFP.

- iv. A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan. The total number of dollars or taxes that may be allocated to the District shall not exceed \$27,547,000. This translates into a maximum allocation of \$24,000,000 million from the City and \$3,547,000 from the County over the District lifetime. This maximum has been set based on preliminary underwriting of various debt issuance alternatives evaluated to fund approximately \$10 million in required infrastructure improvements.
- v. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The District will cease to exist the earliest of: (i) 40 years from the date on which the acquisition of a loan from the City is approved by the PFA, (ii) upon full repayment of all outstanding obligations pertaining to the approved infrastructure projects outlined in this IFP, or (iii) June 30, 2064. This IFP assumes a District base year of Fiscal Year 2020-2021 and the first year of tax increment revenue flow in Fiscal Year 2021-2022. It is assumed in the financial projections that the first approval for acquisition of a loan will occur in Fiscal Year 2023-2024.
- vi. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime, annual costs to the City will be approximately \$2,223,100, and annual costs to the County will be approximately \$547,300 to service the area of the District.
- vii. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are allocating tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net

fiscal surplus of \$966,500 to the City and an annual net fiscal surplus of \$804,300 to the County.

- viii. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.
- e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.
- f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

## 2.0 Description of the Proposed District

The Placentia EIFD encompasses just over 300 acres of land, representing approximately 7% of the City's total 4,243 acres. The District can be characterized as a developing area of the City within the Old Town Placentia area, the TOD Packing House District, and parcels south of the TOD Packing House District and adjacent to the 57 freeway.

Land use designations in the District include residential, commercial, industrial, open space and parks. The newly established Old Town Revitalization Plan, the TOD Packing House District, the prime industrial lands, and the planned hospitality areas make this area the City's prime location for establishing an EIFD.

Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

DRAFT

## 3.0 Description of Proposed Facilities and Development

### 3.1 Anticipated Future Private Development

Anticipated future private development within the Placentia EIFD is summarized in Table 1 below. Buildout and absorption of these land uses are forecasted in the first 10-15 years of the District lifetime.

Table 1: Anticipated Future Private Development

Development Type	Units / SF	AV Factor	Estimated Total AV
Residential	1,600 DU	\$250K per DU	\$400.0 million
Commercial	9,203 SF	\$250 PSF	\$2.3 million
Industrial	41,875 SF	\$150 PSF	\$6.3 million
Hotel	116 rooms	\$250K per room	\$29.0 million
<b>Estimated Total</b>			<b>\$437.6 million</b>

### 3.2 Public Facilities to be Financed with Assistance from the Placentia EIFD

The PFA intends to utilize the District to assist the funding of transit-supportive public infrastructure, including improvements to bicycle and pedestrian connectivity, sidewalks, landscaping, signage, lighting, beautification, public safety access, parking, roadway, circulation, open space, water, sewer and other utility capacity improvements, with emphasis on implementation of the Old Town Placentia Revitalization Streetscape Master Plan, with an estimated cost of approximately \$10 million in current 2023 dollars.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified above, including City lease revenue financing, and potentially grant sources, impact fees, private sector investment incentivized by the Federal Opportunity Zones tax program, and/or other sources. The City intends to implement a Community Facilities District (“CFD”) to assist with ongoing maintenance of public improvements installed in the District. Appendix E provides additional detail on anticipated public facilities to be financed with assistance from the District.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, and also some public infrastructure improvements within the TOD Packing House District. Some public facilities not included within the Old Town Placentia Revitalization Streetscape Master Plan are anticipated to be provided by governmental entities without assistance from the District. There are no public facilities anticipated to be provided jointly by the private sector and governmental entities.

## 4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of the City's General Plan, supports essential regional transportation connectivity via the forthcoming Metrolink station, and supports the County's Comprehensive Economic Development Strategy, in pursuit of job creation, improvement of quality of life, and promotion of environmental sustainability within the County.

Specific communitywide and regional benefits anticipated to be generated by the District include:

- \$24 million in net fiscal impact to the City over 50 years (on a present-value basis)
- \$20 million in net fiscal impact to County over 50 years (on a present-value basis)
- 1,600 estimated housing units within the District
- 5,024 estimated construction jobs in the City and County
- 1,178 estimated permanent jobs in the City and County
- \$695 million in estimated economic output from construction in the City and County
- \$196 million in estimated annual ongoing economic output in the City and County
- Convenient transit to local universities
- Greenhouse Gas (GHG) and Vehicles Miles Travelled (VMT) reduction through public transit.

## 5.0 Financing Section

*Projections included in this IFP are based on research and analysis of available data at the time of IFP for purposes of planning and illustration. Actual results may differ from those expressed in this document.*

The Placentia EIFD represents a partnership between the City and County, and as such, will be funded by property tax increment from both taxing entities. No other taxing entity is allocating property tax increment to the District. It is anticipated that property tax increment will be utilized on both a “pay-as-you-go” basis as well as security for tax increment bond issuance or loan acquisition.

Portions of the Placentia EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Placentia, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes until all of the Successor Agency’s obligations are retired (currently anticipated in 2032). Redevelopment Property Tax Trust Fund (“RPTTF”) residual revenues are intended to be allocated by the City and County to the District as part of the maximum allocations outlined in the following sections.

While not anticipated to be allocated by the City, the City will retain the authority to dedicate incremental property tax revenue allocated to the City in lieu of motor vehicle license fees to the District pursuant to Government Code Section 53398.75(e)(1).

### 5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the City’s property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime, where the District lifetime is characterized in Section 5.5 of this IFP. For the County, the maximum portion of the County’s property tax increment to be committed to the District will be 50% throughout the duration of the County’s Allocation Period, where the County’s Allocation Period is defined as the earliest of (i) twenty-five (25) years (thirty (30) years only upon Board of Supervisors approval) from the date on which the acquisition of a loan is approved by the PFA<sup>2</sup>, (ii) the allocation by the County of its total dollar maximum allocation described in Section 5.4 of this IFP, or (iii) upon full repayment of all outstanding obligations pertaining to the approved infrastructure projects outlined in this IFP.

---

<sup>2</sup> 25 years subject to a possible five (5) year extension only if approved by the County Board of Supervisors

## 5.2 Projection of District Tax Revenues by Year

Table 2 provides an overview of the projected growth of assessed value, property tax increment, and City and County allocations to the District over the District lifetime. It is expected that a total of \$24,000,000 of incremental tax revenues will be allocated to the District by the City, and a total of \$3,547,000 of incremental tax revenues will be allocated to the District by the County, for a total allocation of taxes revenues to the Placentia EIFD of \$27,547,000.

Table 2: Summary of Property Tax Increment Projections

District Year	Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	City Allocation				County Allocation				Total Taxes Allocated to EIFD
				Average City Share Available	City Increment Available	City Share Allocated	City Increment Allocated	Average County Share Available	County Increment Available	County Share Allocated	County Increment Allocated	
0	2020 / 2021	\$0	\$0	13.6%	\$0	50%	\$0	5.9%	\$0	50%	\$0	\$0
1	2021 / 2022	\$8,050,756	\$80,508	13.6%	\$10,949	50%	\$5,475	5.9%	\$4,750	50%	\$2,375	\$7,849
2	2022 / 2023	\$104,077,489	\$1,040,775	13.6%	\$141,545	50%	\$70,773	5.9%	\$61,406	50%	\$30,703	\$101,476
3	2023 / 2024	\$228,557,928	\$2,285,579	13.6%	\$310,839	50%	\$155,419	5.9%	\$134,849	50%	\$67,425	\$222,844
4	2024 / 2025	\$241,179,842	\$2,411,798	13.6%	\$328,005	50%	\$164,002	5.9%	\$142,296	50%	\$71,148	\$235,150
5	2025 / 2026	\$307,687,680	\$3,076,877	13.6%	\$418,455	50%	\$209,228	5.9%	\$181,536	50%	\$90,768	\$299,995
6	2026 / 2027	\$399,792,606	\$3,997,926	13.6%	\$543,718	50%	\$271,859	5.9%	\$235,878	50%	\$117,939	\$389,798
7	2027 / 2028	\$415,839,214	\$4,158,392	13.6%	\$565,541	50%	\$282,771	5.9%	\$245,345	50%	\$122,673	\$405,443
8	2028 / 2029	\$432,206,754	\$4,322,068	13.6%	\$587,801	50%	\$293,901	5.9%	\$255,002	50%	\$127,501	\$421,402
9	2029 / 2030	\$495,375,807	\$4,953,758	13.6%	\$673,711	50%	\$336,856	5.9%	\$292,272	50%	\$146,136	\$482,991
10	2030 / 2031	\$513,334,079	\$5,133,341	13.6%	\$698,134	50%	\$349,067	5.9%	\$302,867	50%	\$151,434	\$500,501
11	2031 / 2032	\$604,575,419	\$6,045,754	13.6%	\$822,223	50%	\$411,111	5.9%	\$356,699	50%	\$178,350	\$589,461
12	2032 / 2033	\$625,526,188	\$6,255,262	13.6%	\$850,716	50%	\$425,358	5.9%	\$369,060	50%	\$184,530	\$609,888
13	2033 / 2034	\$695,567,921	\$6,955,679	13.6%	\$945,972	50%	\$472,986	5.9%	\$410,385	50%	\$205,193	\$678,179
14	2034 / 2035	\$717,530,035	\$7,175,300	13.6%	\$975,841	50%	\$487,920	5.9%	\$423,343	50%	\$211,671	\$699,592
15	2035 / 2036	\$739,931,392	\$7,399,314	13.6%	\$1,006,307	50%	\$503,153	5.9%	\$436,560	50%	\$218,280	\$721,433
16	2036 / 2037	\$762,780,776	\$7,627,808	13.6%	\$1,037,382	50%	\$518,691	5.9%	\$450,041	50%	\$225,020	\$743,711
17	2037 / 2038	\$786,087,147	\$7,860,871	13.6%	\$1,069,079	50%	\$534,539	5.9%	\$463,791	50%	\$231,896	\$766,435
18	2038 / 2039	\$809,859,646	\$8,098,596	13.6%	\$1,101,409	50%	\$550,705	5.9%	\$477,817	50%	\$238,909	\$789,613
19	2039 / 2040	\$834,107,595	\$8,341,076	13.6%	\$1,134,386	50%	\$567,193	5.9%	\$492,123	50%	\$246,062	\$813,255
20	2040 / 2041	\$858,840,502	\$8,588,405	13.6%	\$1,168,023	50%	\$584,012	5.9%	\$506,716	50%	\$253,358	\$837,369
21	2041 / 2042	\$884,068,068	\$8,840,681	13.6%	\$1,202,333	50%	\$601,166	5.9%	\$521,600	50%	\$260,800	\$861,966
22	2042 / 2043	\$909,800,185	\$9,098,002	13.6%	\$1,237,328	50%	\$618,664	5.9%	\$536,782	31%	\$164,832	\$693,496
23	2043 / 2044	\$936,046,945	\$9,360,469	13.6%	\$1,273,024	50%	\$636,512	5.9%	\$552,268	0%	\$0	\$636,512
24	2044 / 2045	\$962,818,640	\$9,628,186	13.6%	\$1,309,433	50%	\$654,717	5.9%	\$568,063	0%	\$0	\$654,717
25	2045 / 2046	\$990,125,768	\$9,901,258	13.6%	\$1,346,571	50%	\$673,286	5.9%	\$584,174	0%	\$0	\$673,286
26	2046 / 2047	\$1,017,979,040	\$10,179,790	13.6%	\$1,384,451	50%	\$692,226	5.9%	\$600,608	0%	\$0	\$692,226
27	2047 / 2048	\$1,046,389,376	\$10,463,894	13.6%	\$1,423,090	50%	\$711,545	5.9%	\$617,370	0%	\$0	\$711,545
28	2048 / 2049	\$1,075,367,920	\$10,753,679	13.6%	\$1,462,500	50%	\$731,250	5.9%	\$634,467	0%	\$0	\$731,250
29	2049 / 2050	\$1,104,926,034	\$11,049,260	13.6%	\$1,502,699	50%	\$751,350	5.9%	\$651,906	0%	\$0	\$751,350
30	2050 / 2051	\$1,135,075,310	\$11,350,753	13.6%	\$1,543,702	50%	\$771,851	5.9%	\$669,694	0%	\$0	\$771,851
31	2051 / 2052	\$1,165,827,572	\$11,658,276	13.6%	\$1,585,525	50%	\$792,763	5.9%	\$687,838	0%	\$0	\$792,763
32	2052 / 2053	\$1,197,194,880	\$11,971,949	13.6%	\$1,628,185	50%	\$814,093	5.9%	\$706,345	0%	\$0	\$814,093
33	2053 / 2054	\$1,229,189,533	\$12,291,895	13.6%	\$1,671,698	50%	\$835,849	5.9%	\$725,222	0%	\$0	\$835,849
34	2054 / 2055	\$1,261,824,080	\$12,618,241	13.6%	\$1,716,081	50%	\$858,040	5.9%	\$744,476	0%	\$0	\$858,040
35	2055 / 2056	\$1,295,111,317	\$12,951,113	13.6%	\$1,761,351	50%	\$880,676	5.9%	\$764,116	0%	\$0	\$880,676
36	2056 / 2057	\$1,329,064,299	\$13,290,643	13.6%	\$1,807,527	50%	\$903,764	5.9%	\$784,148	0%	\$0	\$903,764
37	2057 / 2058	\$1,363,696,341	\$13,636,963	13.6%	\$1,854,627	50%	\$927,314	5.9%	\$804,581	0%	\$0	\$927,314
38	2058 / 2059	\$1,399,021,024	\$13,990,210	13.6%	\$1,902,669	50%	\$951,334	5.9%	\$825,422	0%	\$0	\$951,334
39	2059 / 2060	\$1,435,052,200	\$14,350,522	13.6%	\$1,951,671	50%	\$975,835	5.9%	\$846,681	0%	\$0	\$975,835
40	2060 / 2061	\$1,471,804,000	\$14,718,040	13.6%	\$2,001,653	50%	\$1,000,827	5.9%	\$868,364	0%	\$0	\$1,000,827
41	2061 / 2062	\$1,509,290,836	\$15,092,908	13.6%	\$2,052,636	50%	\$1,021,922	5.9%	\$890,482	0%	\$0	\$1,021,922
42	2062 / 2063	\$1,547,527,408	\$15,475,274	13.6%	\$2,104,637	0%	\$0	5.9%	\$913,041	0%	\$0	\$0
43	2063 / 2064	\$1,586,528,713	\$15,865,287	13.6%	\$2,157,679	0%	\$0	5.9%	\$936,052	0%	\$0	\$0
<b>Total</b>			<b>\$384,346,383</b>		<b>\$52,271,108</b>	<b>46%</b>	<b>\$24,000,000</b>		<b>\$22,676,437</b>	<b>16%</b>	<b>\$3,547,000</b>	<b>\$27,547,000</b>
<b>Present Value</b>			<b>\$173,789,329</b>		<b>\$23,635,349</b>	<b>48%</b>	<b>\$11,227,338</b>		<b>\$10,253,570</b>	<b>22%</b>	<b>\$2,295,175</b>	<b>\$13,522,513</b>

Note: It is assumed in these projections that the maximum District revenue allocation of \$27,547,000 is reached in Fiscal Year 2061-2062. Present value at 3% discount rate.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

### 5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the improvements identified in Section 3.2, including District tax increment, City lease revenue financing, and potentially grant sources, impact fees, private sector investment incentivized by the Federal Opportunity Zones tax program, and/or other sources. Separate from its participation in the District, the City intends to implement a CFD to assist with ongoing maintenance of public improvements installed in the District.

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$10 million of loan proceeds (in current 2023 dollars) will be secured over the District lifetime. It is assumed in the financial projections that the acquisition of a loan will occur in Fiscal Year 2023-2024. The financing strategy consistent with Government Code Section 53398.87 is a loan by the City to the Placentia EIFD, which may be repaid at an interest rate that does not exceed the Local Agency Investment Fund (LAIF) rate that is in effect on the date that such a loan is approved by the PFA.

The District will inform County Finance staff in writing of the terms and conditions of the loan, and provide any requested documents, before the loan is approved by the PFA. The loan will not be approved by the PFA if the County Executive Officer objects to the terms and conditions of the loan. The County shall not unreasonably withhold approval of such terms.

If the City issues debt in connection with the loan given by the City to the Placentia EIFD, and the City and County's committed tax increment described in Sections 5.1 to 5.4 of this IFP is insufficient for the required debt payments, the City will pay the remaining amount of the debt payment.

If the Placentia EIFD issues debt at a future date, the debt will only be issued with the purpose of repaying the loan made by the City to the Placentia EIFD. The issuance of any such future debt will not increase the County's Allocation Period or the County's total dollar maximum allocation or postpone the District's Termination Date as described in Sections 5.1-5.5 of this IFP. The District will inform County Finance Department staff in writing of the terms and conditions of any such debt issuance, and provide any requested documents, before the debt issuance is approved by the PFA. The debt issuance will not be approved by the PFA if the County Chief Executive Officer objects to the terms and conditions of the loan. The County shall not unreasonably withhold approval of such terms.

### 5.4 Limit on Total Dollars Allocated to the District

The total number of dollars or taxes that may be allocated to the District shall not exceed \$27,547,000. This translates into a maximum allocation of \$24,000,000 million from the City and \$3,547,000 from the County over the District lifetime. This maximum has been set based on

preliminary underwriting of various debt issuance alternatives evaluated to fund approximately \$10 million in required infrastructure improvements.

### 5.5 District Termination Date

The District will cease to exist the earliest of: (i) 40 years from the date on which the acquisition of a loan is approved by the PFA, (ii) upon full repayment of all outstanding obligations pertaining to the approved infrastructure projects outlined in this IFP, or (iii) June 30, 2044. This IFP assumes a District base year of Fiscal Year 2020-2021 and the first year of tax increment revenue flow in Fiscal Year 2021-2022. It is assumed in the financial projections that the approval for the acquisition of a loan will occur in Fiscal Year 2023-2024.

### 5.6 Analysis of Costs to Provide Facilities and Services

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime, annual costs to the City will be approximately \$2,233,100, and annual costs to the County will be approximately \$547,300 to service the area of the District.

### 5.7 Fiscal Impact Analysis

Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are allocating tax increment revenues to the District. Table 3 presents an overview of fiscal impacts to the City and County.

*Table 3: Overview of Fiscal Impacts to City and County*

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Placentia</b>			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$3,199,600	\$195,253,700	\$78,307,400
Estimated Fiscal Expenditures	\$2,233,100	\$136,336,500	\$53,812,300
<b>Estimated Net Fiscal Impact to City</b>	<b>\$966,500</b>	<b>\$58,917,200</b>	<b>\$24,495,100</b>
<b>County of Orange</b>			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$1,351,600	\$83,191,000	\$33,503,900
Estimated Fiscal Expenditures	\$547,300	\$33,408,800	\$13,184,500
<b>Estimated Net Fiscal Impact to County</b>	<b>\$804,300</b>	<b>\$49,782,200</b>	<b>\$20,319,400</b>

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$966,500 to the City and an annual net fiscal surplus of \$804,300 to the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$24 million for the City and \$20 million for the County on a present-value basis. This is in addition to

the Community economic benefits outlined in Section 4 of this IFP (e.g. jobs, housing, transit to educational facilities, GHG and VMT reduction).

### 5.8 Developer Reimbursement for Transit Priority Project

The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer's fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.

DRAFT

## 6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

DRAFT

## 7.0 Goals of the District

The goals of the District's implementation of the public facilities outlined in Section 3.2 is to support the City's General Plan, promote essential regional transportation connectivity via the Metrolink station, and implement the County's Comprehensive Economic Development Strategy. Furthermore, the District supports the SCAG Regional Transportation Plan and Sustainable Communities Strategy ("RTP/SCS") and Statewide policy goals of housing supply, sustainable infrastructure investment, and reduction of greenhouse gas emissions and vehicle miles travelled.

The underlying objectives include economic development in the form of fiscal revenue generation for the City and County, job creation, provision of new housing supply, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address a critical infrastructure funding shortfall of approximately \$10 million (in current 2023 dollars), which is needed to catalyze private sector investment and development and further improve the region's competitiveness for state and federal grant programs.

DRAFT

## 8.0 Appendices

Appendix A: Map of Boundaries of the Placentia EIFD

Appendix B: Legal Description of the Placentia EIFD

Appendix C: Projected Tax Increment Revenue Analysis

Appendix D: Fiscal Impact Analysis

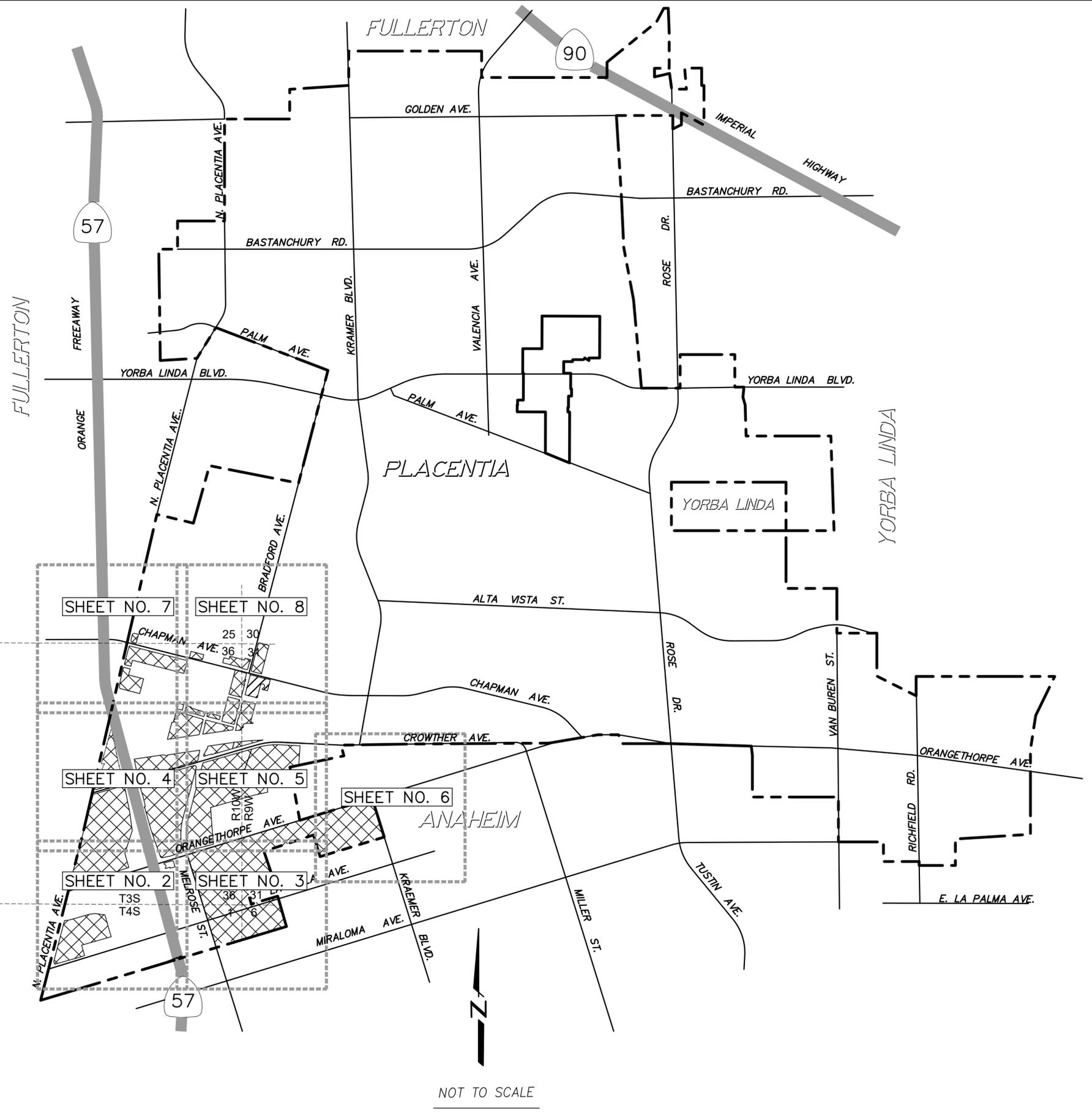
Appendix E: Old Town Placentia Revitalization Streetscape Master Plan

DRAFT

AFFECTED AGENCIES: CITY OF PLACENTIA

**LEGEND**

- EXISTING CITY OF PLACENTIA
- ▨ FINANCING DISTRICT



# VICINITY MAP AND INDEX SHEET

ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA LAFCO NO. _____ FILE.: _____	CITY OF PLACENTIA ECONOMIC DEVELOPMENT DEPARTMENT
 <i>David B. Ragland</i> 09/05/19 DAVID B. RAGLAND DATE	PREPARED BY: <b>TRANSTECH ENGINEERS, INC.</b> 13367 BENSON AVENUE CHINO, CA. 91710 PHONE: (909) 595-8599
SHEET 1 OF 8	Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND



INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



CITY OF FULLERTON

PLACENTIA AVENUE

LA JOLLA STREET

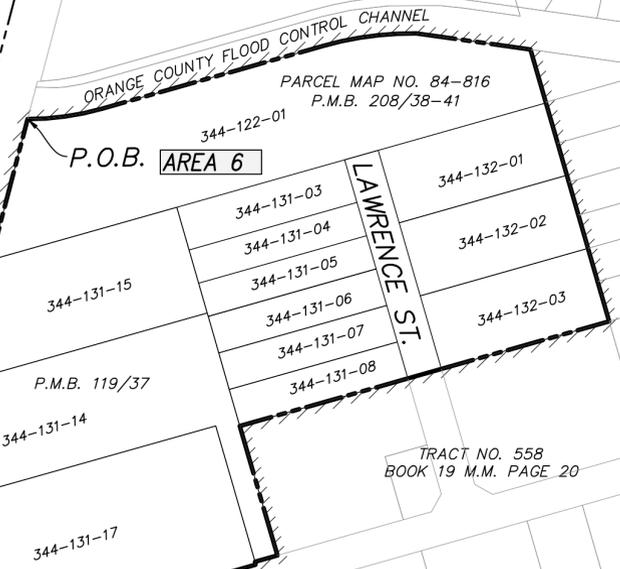
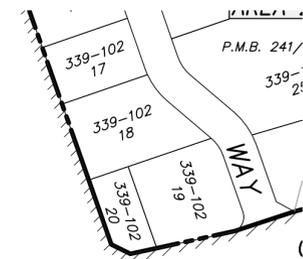
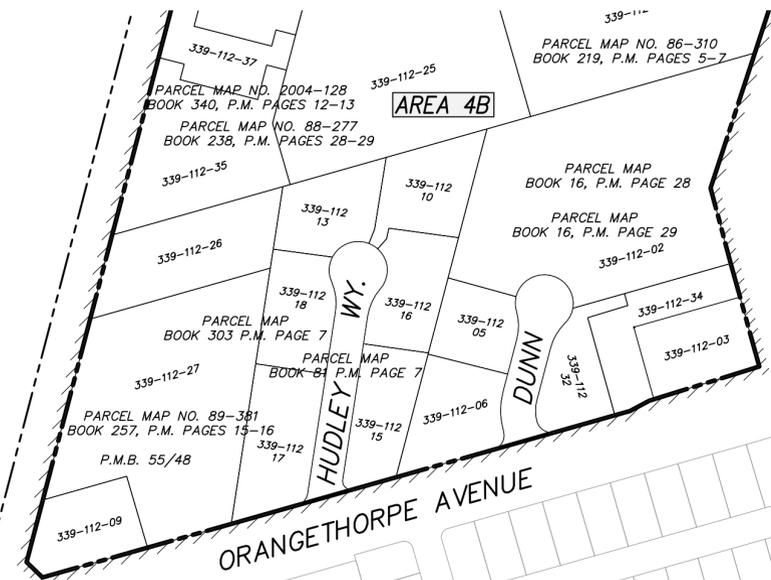
ORANGETHORPE AVENUE

ARNOLD DRIVE

TRACT NO. 558  
BOOK 19 M.M. PAGE 20

GOLDEN STATE TRACT  
BOOK 4 M.M. PAGE 66

RECORD OF SURVEY 2010-1021  
BOOK 248 R.S. PAGES 1-14



SEE SHEET NO. 3

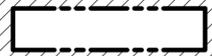
<b>CITY OF PLACENTIA</b>	
ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA	
LAFCO NO. _____	
FILE: _____	
<p>AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE.                  AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS.                  AREA 3: GENERALLY LOCATED NORTH OF A.T.&amp; S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET.                  AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.                  AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD.                  AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE.                  AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNE DRIVE.</p>	
SHEET 2 OF 8	Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____

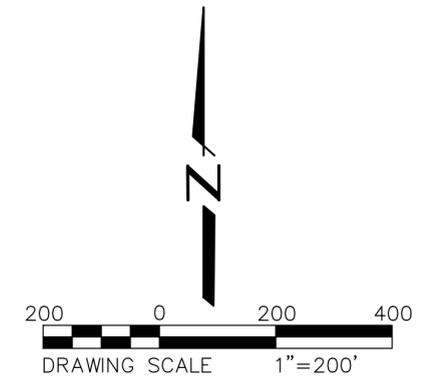
SEE SHEET NO. 4

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

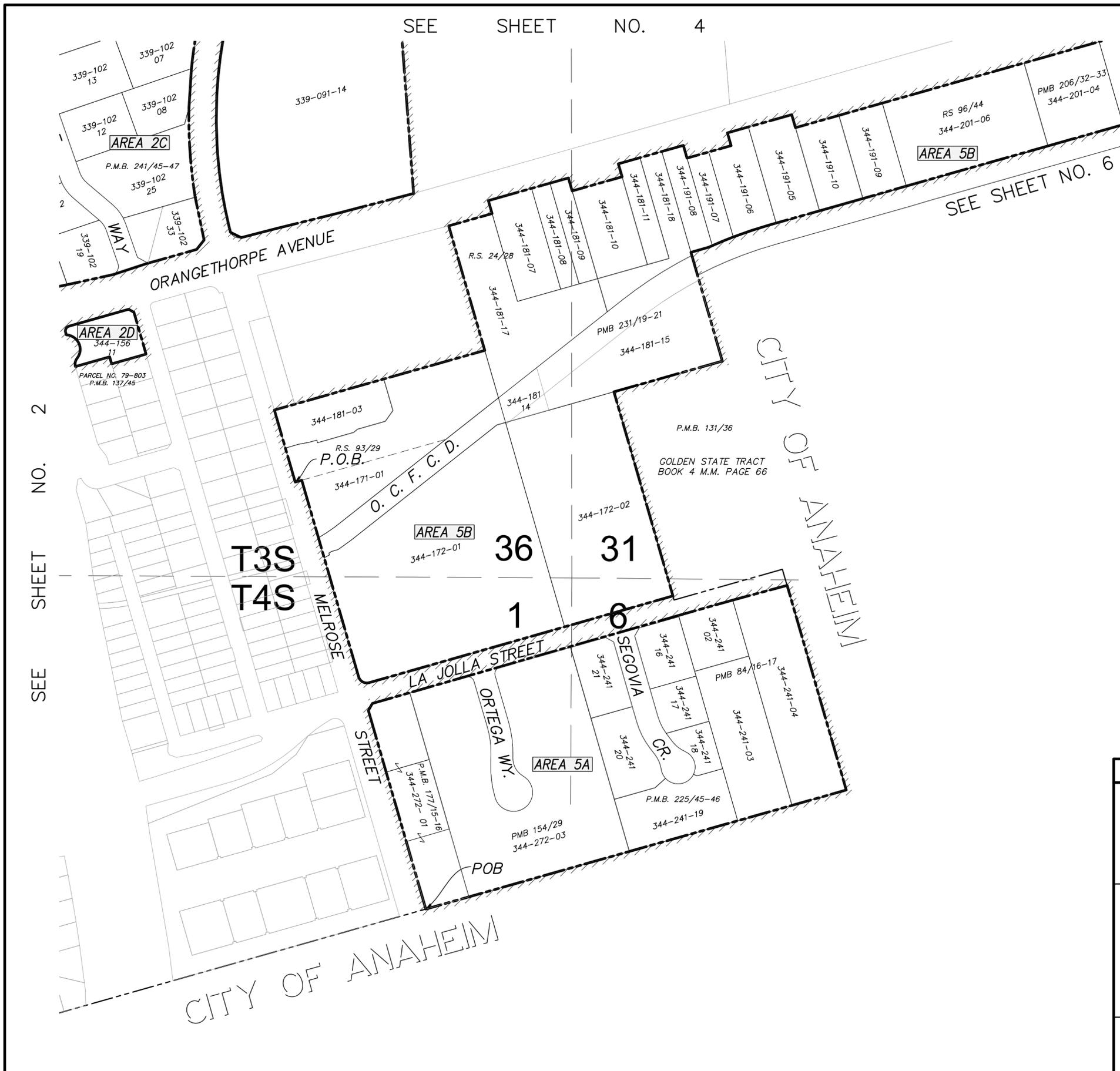
LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



SEE SHEET NO. 2

SEE SHEET NO. 6



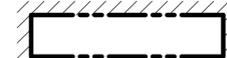
CITY OF PLACENTIA	
ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA	
LAFCO NO. _____	
FILE: _____	
<p>AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE.                  AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS.                  AREA 3: GENERALLY LOCATED NORTH OF A.T.&amp; S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET.                  AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.                  AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD.                  AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE.                  AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNED DRIVE.</p>	
SHEET 3 OF 8	Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____

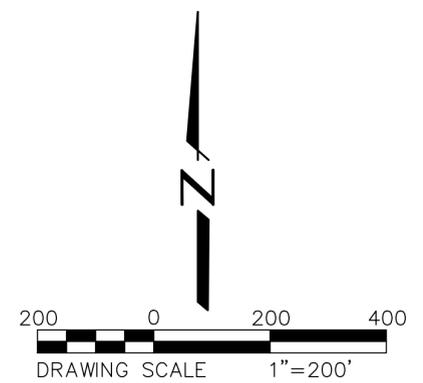
SEE SHEET NO. 7

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



SEE SHEET NO. 2

SEE SHEET NO. 3

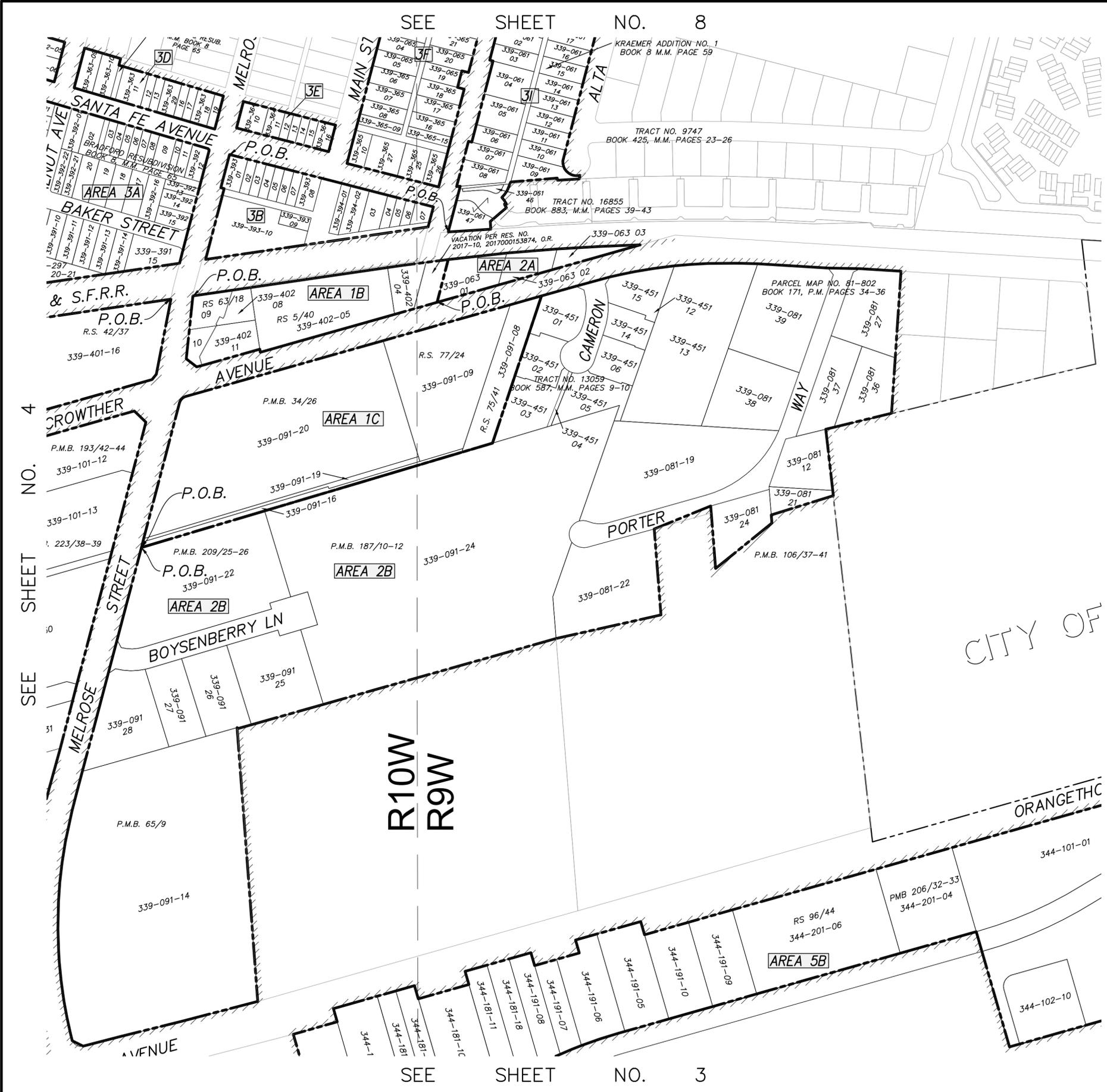
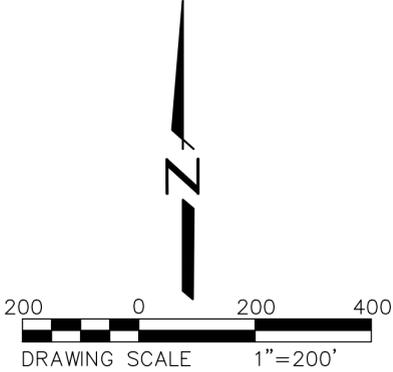
<b>CITY OF PLACENTIA</b>	
<b>ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA</b>	
LAFCO NO. _____	
FILE: _____	
<p>AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE.                  AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS.                  AREA 3: GENERALLY LOCATED NORTH OF A.T. &amp; S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET.                  AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.                  AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD.                  AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE.                  AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNED DRIVE.</p>	
SHEET 4 OF 8	Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



SEE SHEET NO. 6

CITY OF PLACENTIA	
ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA	
LAFCO NO. _____	
FILE: _____	
<p>AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE.                  AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS.                  AREA 3: GENERALLY LOCATED NORTH OF A.T.&amp; S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET.                  AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.                  AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD.                  AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE.                  AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNED DRIVE.</p>	
SHEET 5 OF 8	Created by: GDA      Date: AUG. 2019 Check by: DBR      Date: AUG. 2019 Resolution No: _____      Adopted: _____ Effective Date: _____

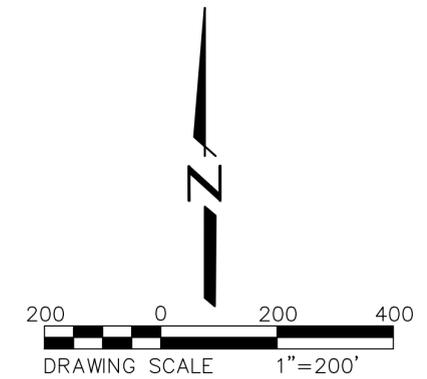
ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND



INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.

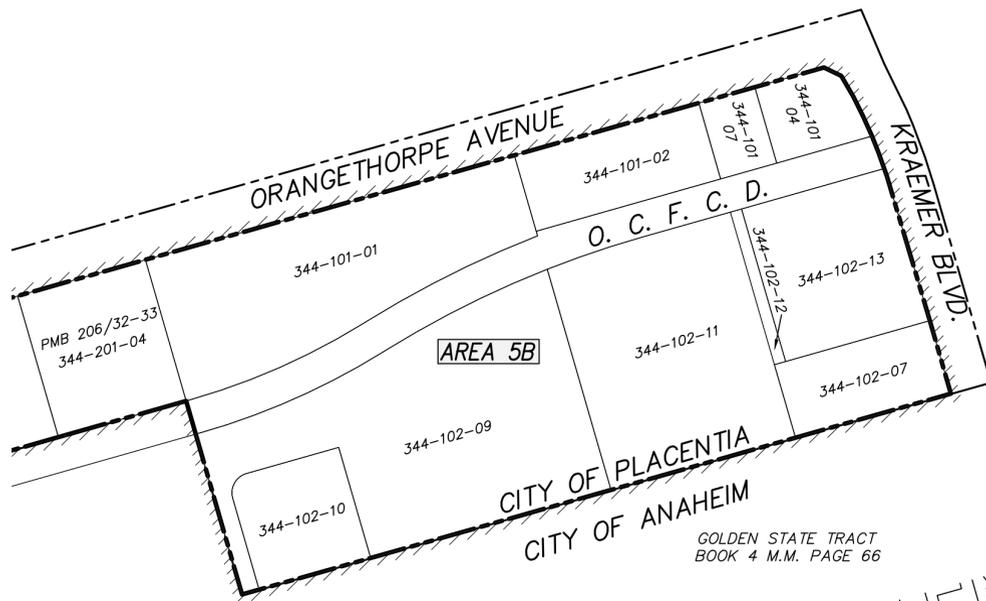


SEE SHEET NO. 5

SEE SHEET NO. 6



CITY OF ANAHEIM



GOLDEN STATE TRACT  
BOOK 4 M.M. PAGE 66

CITY OF ANAHEIM

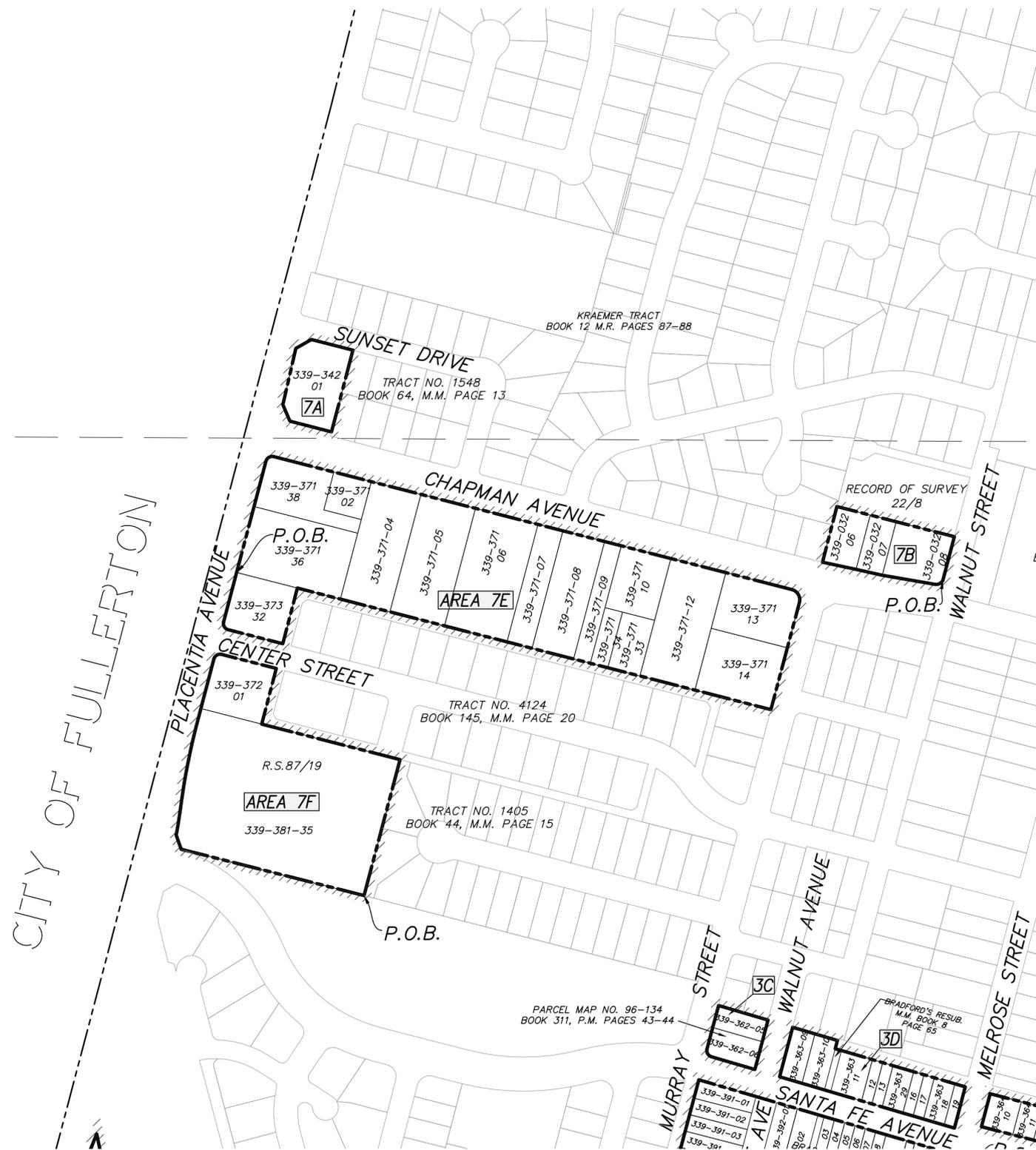
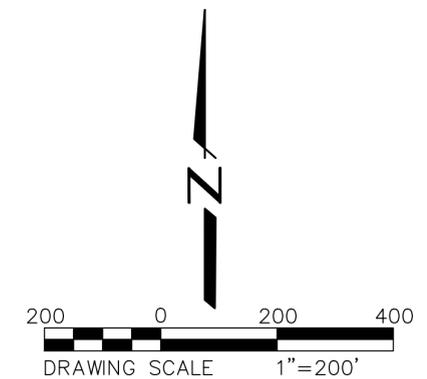
CITY OF PLACENTIA	
ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA	
LAFCO NO. _____	
FILE: _____	
<p>AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE.                  AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS.                  AREA 3: GENERALLY LOCATED NORTH OF A.T.&amp; S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET.                  AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.                  AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD.                  AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE.                  AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNED DRIVE.</p>	
SHEET 6 OF 8	Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



SEE SHEET NO. 8

SEE SHEET NO. 4

SEE SHEET NO. 5

CITY OF PLACENTIA	
ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA	
LAFCO NO. _____	
FILE: _____	
<p>AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE.                  AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS.                  AREA 3: GENERALLY LOCATED NORTH OF A.T.&amp; S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET.                  AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.                  AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD.                  AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE.                  AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNED DRIVE.</p>	
SHEET 7 OF 8	Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____

SEE SHEET NO. 7



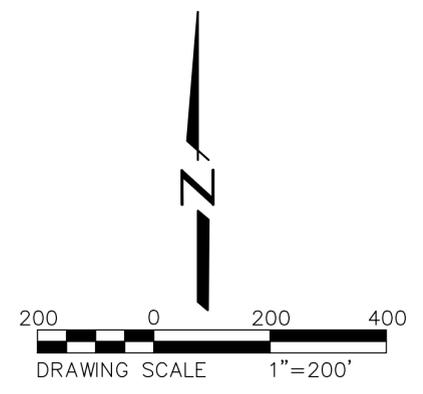
SEE SHEET NO. 5

### ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

#### LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



<b>CITY OF PLACENTIA</b>	
<b>ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA</b>	
LAFCO NO. _____	
FILE: _____	
<p>AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE.          AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS.          AREA 3: GENERALLY LOCATED NORTH OF A.T.&amp; S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET.          AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.          AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD.          AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE.          AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNED DRIVE.</p>	
SHEET 8 OF 8	Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____



**CITY OF PLACENTIA**  
**Enhanced Infrastructure Financing District (EIFD)**  
**Geographic Description**

All that certain real property, situate in the City of Placentia incorporated territory, located in Section 31, Township 3 South, Range 9 West, Sections 25 and 36, Township 3 South, Range 10 West, Section 1, Township 4 South, Range 10 West and Section 6, Township 4 South, Range 9 West, San Bernardino Meridian, in the County of Orange, State of California, described as follows:

**AREA 1A**

**BEGINNING** at the point of intersection of the westerly Right of Way line of Melrose Street and the southerly Right of Way line of the Atchison Topeka and Santa Fe Railway as shown on Record of Survey recorded in Book 42, Page 37 of Records of Surveys in the office of the County Recorder of Orange County, State of California;

- 1) Thence, South 81°02'00" West along said southerly Right of Way line 690.32 feet to the northwest corner of Lot 10 of Tract 35, as per Map recorded in Book 9, Page 32 of Miscellaneous Maps in the office of the County Recorder of said County;
- 2) Thence, South 14°09'30" West along the west line of said Lot 10 and said southerly Right of Way line, a distance of 46.25 feet to the northeast corner of Lot 7, Block C of Kraemer Tract, as per Map recorded in Book 12, Page 87 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 3) Thence, continuing along said southerly Right of Way line, North 76°00'30" West 109.00 feet;
- 4) Thence, continuing along said southerly Right of Way line South 14°09'30" West 7.53 feet;
- 5) Thence, continuing along said southerly Right of Way line, South 81°01'30" West 626.15 feet, more or less to the east Right of Way line of California State Route 57;
- 6) Thence, South 11°04'33" East along said east Right of Way line, 406.71 feet to the north Right of Way line of Crowther Avenue;
- 7) Thence, North 74°04'31" East along said north Right of Way line 51.83 feet to an angle point;
- 8) Thence, continuing along said north Right of Way line South 14°42'36" West 28.89 feet to an angle point;
- 9) Thence, continuing along said north Right of Way line through its various courses and in a generally easterly and northeasterly direction to the westerly Right of Way line of Melrose Street;
- 10) Thence, continuing northeasterly along said westerly right of Way line of Melrose Street to the **POINT OF BEGINNING**.

## AREA 1B

**BEGINNING** at the point of intersection of the easterly Right of Way line of Melrose Street and the southerly Right of Way line of the Atchison Topeka and Santa Fe Railway as shown on Record of Survey recorded in Book 63, Page 18 of Records of Surveys in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North  $81^{\circ}02'00''$  East along said southerly Right of Way line 688.41 feet, more or less, to a point on the northeasterly Right of Way line of Bradford Avenue, 40-foot wide as shown on Plat of Townsite of Placentia as per Map recorded in Book 6, Page 38 of Miscellaneous Maps in the office of the County Recorder of said County;
- 2) Thence, South  $13^{\circ}59'07''$  West along said northeasterly Right of Way line 139.30 feet to a point on a line parallel with and 5.00 feet northerly, measured at right angles to the easterly prolongation of the southerly line of Lot 1 of Block G of said Plat of Townsite of Placentia;
- 3) Thence, South  $73^{\circ}30'24''$  West 479.22 feet to the southwest corner of Lot 6 as shown on Record of Survey recorded in Book 5, Page 40 of Records of Surveys in the office of the County Recorder of said County;
- 4) Thence North  $8^{\circ}58'00''$  West along the west line of said Lot 6, a distance 9.07 feet to a point on a line parallel with and 34.00 feet northerly of the centerline of Crowther Avenue and being a point on the northerly Right of Way line of Crowther Avenue;
- 5) Thence, South  $73^{\circ}29'26''$  West along said northerly Right of Way line 189.05 feet;
- 6) Thence continuing along said northerly right of Way line North  $61^{\circ}30'34''$  West 36.92 feet to a point on the easterly Right of Way line of Melrose Street, 40-foot half width as shown on Record of Survey recorded in Book 63 Page 18 of Records of Surveys in the office of the County Recorder of said County;
- 7) Thence, North  $7^{\circ}33'46''$  East along said easterly Right of Way line 167.62 feet to an angle point;
- 8) Thence, continuing along said easterly Right of Way line North  $13^{\circ}58'10''$  East 25.70 feet to the **POINT OF BEGINNING**.

## AREA 1C

**BEGINNING** at the point of intersection of the southerly line of Record of Survey recorded in Book 77, Page 24 of Records of Surveys, in the office of the County Recorder of Orange County and the easterly Right of Way line of Melrose Street as shown on Parcel Map recorded in Book 34, Page 26 of Parcel Maps in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North  $14^{\circ}04'15''$  East along said easterly Right of Way line, 437.78 feet, more or less, to the beginning of a tangent curve, concave southeasterly, having a radius of 27.00 feet;
- 2) Thence, northeasterly along said curve and Right of Way line, through a central angle of  $59^{\circ}25'45''$  a distance of 28.00 feet to a point on the southeasterly Right of Way line of Crowther Avenue;
- 3) Thence, North  $73^{\circ}30'00''$  East along the said southeasterly Right of Way line of Crowther Avenue as shown on Parcel Map recorded in Book 34, Page 26 of Parcel Maps in the office

of the County Recorder of said County, 1067.39 feet, more or less to the east line of that certain parcel of land described in Book 6471, Page 471, Official Records of said County, and as shown on Record of Survey recorded in Book 75, Page 41, Records of Surveys in the office of the County Recorder of said County;

- 4) Thence, South 17°41'22" West 452.86 feet along said east line to a point on the southerly line of Record of Survey recorded in Book 77, Page 24 of Records of Surveys, in the office of the County Recorder of said County;
- 5) Thence, South 72°39'10" West along said southerly line, 1058.94 feet, more or less to the **POINT OF BEGINNING.**

#### **AREA 2A**

**BEGINNING** at the intersection of the easterly line of Bradford Avenue and the northeasterly extension of a line parallel with and 5.00 feet northerly, measured at right angles to the southerly line of Lot 1 of Block G as shown on Plat of Townsite of Placentia, as per Map recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 13°59'07" East along said easterly line of Bradford Avenue to a point on the southerly line of the Atchison Topeka and Santa Fe Railway Right of Way;
- 2) Thence, southeasterly along said southerly line to a point on the northeasterly extension of said parallel line;
- 3) Thence, southwesterly along the said parallel line to the **POINT OF BEGINNING.**

#### **AREA 2B**

**BEGINNING** at the northwest corner of Parcel 1 of Parcel Map No. 85-310, recorded in Book 209, Pages 25 and 26 of Parcel Maps in the office of the County Recorder of Orange County, State of California, said point being a point on the easterly Right of Way line of Melrose Street, and a point on the south line of Record of Survey recorded in Book 77, Page 24 of Records of Surveys in the office of the County Recorder of said County;

- 1) Thence, North 72°39'10" East along the north line of said Parcel 1 and the south line of said Record of Survey 1058.94 feet more or less to the southeast corner of that certain parcel of land described in Book 6471, Page 471 of Official Records, and as shown on Record of Survey recorded in Book 75, Page 41 of Records of Surveys in the office of the County Recorder of said County;
- 2) Thence, North 17°41'22" East along the east line of said Record of Survey 452.86 feet to a point on the southerly Right of Way line of Crowther Avenue as shown on Tract No. 13059 as per Plat recorded in Book 587, Pages 9 and 10 of Miscellaneous Maps in the office of the County Recorder of said County;
- 3) Thence, along the southerly Right of Way line of Crowther Avenue through its various courses, in a generally northeasterly direction to a point on the easterly line of Lot 8, of said Tract No. 13059, and being a point on the westerly line of Parcel Map No. 81-802, as per Parcel Map recorded in Book 171, Pages 34 through 36 of Parcel Maps in the office of the County Recorder of said County;

- 4) Thence, continuing along the southerly Right of Way line of Crowther Avenue through its various courses, in a generally easterly direction to the northeast corner of Parcel 1 of said Parcel Map No. 81-802;
- 5) Thence, South 02°41'00" West along the east lines of Lot 1 and Lot 9 of said Parcel Map No. 81-802, a distance of 415.05 feet to the southeast corner of said Lot 9, and being a point on the City of Placentia Corporate Limit Line;
- 6) Thence, South 75°20'25" West along the south line of said Parcel Map No. 81-802 and following the Corporate City Limit Line 196.78 feet to the northeast corner of Parcel 2 of Parcel Map recorded in Book 106, Pages 37 through 41 of Parcel Maps in the office of the County Recorder of said County;
- 7) Thence, South 06°54'12" East along the east line of said Parcel 2, a distance of 195.00 feet to the southeast corner of said Parcel 2;
- 8) Thence, South 72°02'51" West along the south line of said Parcel 2, a distance of 187.98 feet to the southwest corner of said Parcel 2, and being an angle point on the north line of Parcel 1 of Parcel Map recorded in Book 106, Pages 37 through 41 of Parcel Maps in the office of the County Recorder of said County;
- 9) Thence along the north line of said Parcel 1 the following courses and distances;
- 10) South 04°55'42" East 23.70 feet;
- 11) Thence, South 50°20'15" West 209.70 feet;
- 12) Thence, North 04°57'07" West 183.00 feet;
- 13) Thence, South 73°35'23" West 171.37 feet;
- 14) Thence, South 04°57'07" East 271.86 feet;
- 15) Thence, South 76°43'00" West 310.62 feet to the most westerly corner of said Parcel 1, and being the southeast corner of Parcel 3 of Parcel Map No. 83-803, recorded in Book 187, Pages 10 through 12 of Parcel Maps in the office of the County Recorder of said County;
- 16) Thence, South 73°32'00" West along the south line of said Parcel Map No. 83-803 a distance of 957.14 feet to a point on the easterly line of Parcel 2 of Parcel Map recorded in Book 65, Page 9 of Parcel Maps in the office of the County Recorder of said County;
- 17) Thence, South 04°39'24" East along the easterly line of said Parcel 2, a distance of 797.97 feet, more or less, to a point on the north Right of Way line of Orangethorpe Avenue, and being a point of beginning of a non-tangent curve, concave southeasterly, having a radius of 9489.34 feet, a radial to said point bears North 16°03'24" West;
- 18) Thence, southwesterly along said curve and north Right of Way line, through a central angle of 01°51'39" a distance of 308.19 feet to the beginning of a reverse curve, having a radius of 9609.34 feet; thence along said reverse curve and north Right of Way line, through a central angle of 01°16'19", a distance of 213.32 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 27.00 feet;
- 19) Thence, along said curve and Right of Way line, through a central angle of 91°10'20", a distance of 42.96 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 1393.79 feet, and being a point on the easterly Right of Way line of Melrose Street;
- 20) Thence, along said curve and easterly Right of Way line, through a central angle of 28°26'04", a distance of 691.70 feet;
- 21) Thence, continuing along said easterly Right of Way line, North 14°08'20" East 100.54 feet to a point on the north line of Parcel 1 of Parcel Map recorded in Book 65, Page 9 of

Parcel Maps in the office of the County Recorder of said County, and being the southwest corner of Parcel 2 of Parcel Map No. 85-310 recorded in Book 209, Pages 25 and 26 of Parcel Maps in the office of the County Recorder of said County;

- 22) Thence, continuing along said easterly Right of Way line North  $14^{\circ}09'01''$  East 675.32 feet to the **POINT OF BEGINNING**.

### AREA 2C

**BEGINNING** at the intersection of the easterly Right of Way line of State Highway 57 and the southerly Right of Way line of Crowther Avenue as shown on Record of Survey No. 2010-1021, recorded in Book 248, Pages 1 through 14 inclusive, Records of Surveys in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North  $73^{\circ}06'40''$  East along the southerly Right of Way line of said Crowther Avenue 1260 feet, more or less to an angle point in the southerly Right of Way line of Crowther Avenue and a point on the northerly line of Parcel 2 of Parcel Map No. 84-805 as per Map recorded in Book 193, Pages 42 through 44 of Parcel Maps in the office of the County Recorder of said County;
- 2) Thence, South  $46^{\circ}36'13''$  East 46.90 feet to a point on the westerly Right of Way line of Melrose Street;
- 3) Thence, South  $13^{\circ}41'40''$  West along said westerly Right of Way 1132.00 feet more or less to the beginning of a tangent curve, concave southeasterly, having a radius of 1471.75 feet;
- 4) Thence, continuing along said westerly Right of Way line and along said curve, through a central angle of  $28^{\circ}26'45''$  a distance of 730.68 feet more or less to an angle point in said Right of Way line;
- 5) Thence, continuing along said westerly Right of Way line South  $30^{\circ}44'40''$  West 36.89 feet to a point on the north Right of Way line of Orangethorpe Avenue, said point being the beginning of a non-tangent curve, concave southerly, having a radius of 9609.34 feet, a radial to said point bears North  $16^{\circ}15'54''$  West;
- 6) Thence, westerly along said curve and north Right of Way line, through a central angle of  $00^{\circ}12'06''$  a distance of 33.82 feet;
- 7) Thence, continuing along said north Right of Way line South  $73^{\circ}32'00''$  West 110.67 feet;
- 8) Thence, continuing along said north Right of Way line South  $14^{\circ}08'42''$  West 5.81 feet;
- 9) Thence, continuing along said north Right of Way line South  $74^{\circ}01'47''$  West 99.43 feet;
- 10) Thence, continuing along said north Right of Way line South  $77^{\circ}50'39''$  West 188.22 feet;
- 11) Thence, continuing along said north Right of Way line North  $63^{\circ}58'58''$  West 36.59 feet to a point on the easterly Right of Way line of State Highway 57 and as shown on said Record of Survey No. 2010-1021;
- 12) Thence, North  $19^{\circ}07'23''$  West along said easterly Right of Way line 682.38 feet;
- 13) Thence, continuing along said easterly State Highway 57 Right of Way line northerly the following courses and distances,
- 14) North  $15^{\circ}23'15''$  West 129.84 feet;
- 15) North  $15^{\circ}32'00''$  West 187.48 feet;

- 16) North 14°25'34" West 109.33 feet;
- 17) North 14°26'33" West 14.00 feet;
- 18) South 74°04'41" West 43.30 feet;
- 19) North 14°18'17" West 20.00 feet;
- 20) North 74°04'41" East 63.70 feet;
- 21) North 13°06'02" West 238.67 feet;
- 22) North 17°43'30" West 328.75 feet to the **POINT OF BEGINNING**.

### AREA 2D

Parcel 1 of Parcel Map No. 79-803 as per Parcel Map recorded in Book 137, Page 45 of Parcel Maps, in the office of the County Recorder of Orange County, State of California.

### AREA 3A

**BEGINNING** at the southwest corner of Parcel 1 of Parcel Map No. 86-297, as per Parcel Map recorded in Book 218, Pages 20 and 21 of Parcel Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 14°08'20" East along the west line of said Parcel Map No. 86-297, a distance of 384.69 feet;
- 2) Thence, South 74°05'20" East 30.02 feet;
- 3) Thence, North 14°08'20" East 250.24 feet to a point on the southerly Right of Way line of Santa Fe Avenue, 30-foot half width;
- 4) Thence, South 74°01'56" East along said southerly Right of Way line 603.73 feet to a point on the westerly Right of Way line of Melrose Street, 30-foot half width;
- 5) Thence, South 13°59'31" West along said westerly Right of Way line 344.31 feet to a point on the northerly Right of Way line of the Atchison Topeka and Santa Fe Railway Right of Way;
- 6) Thence, South 81°03'02" West along said northerly Right of Way line 689.53 feet to the **POINT OF BEGINNING**.

### AREA 3B

**BEGINNING** at the northwest corner of Lot 10, Block F of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, South 76°00'43" East 608.01 feet to the northeast corner of Lot 10, Block E of said Plat of Townsite of Placentia;
- 2) Thence, South 13°59'07" West 61.10 feet to the southeast corner of said Lot 10, Block E;
- 3) Thence, South 81°02'00" West 660.25 feet to the southwest corner of Lot 17 of said Block F of Plat of Townsite of Placentia;
- 4) Thence, North 13°58'18" East 317.36 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the northwesterly 10.00 feet of Lots 11 through 17, Block F of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

ALSO EXCEPTING THEREFROM any portion lying within Main Street.

**AREA 3C**

Parcel 1 and Parcel 2 of Parcel Map No. 96-134, as per Parcel Map recorded in Book 311, Pages 43 and 44 of Parcel Maps, in the office of the County Recorder of Orange County, State of California.

**AREA 3D**

Lots 1 through 12 and Lots 78 and 79 of Plat of Bradford's Resubdivision of Blocks H and I Townsite of Placentia, as per Plat recorded in Book 8, Page 65 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

**AREA 3E**

Lots 10 through 21, Block D of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

EXCEPTING THEREFROM the south 20.00 feet of said Lots 10 through 21.

**AREA 3F**

Block C of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

**AREA 3G**

Block A of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

EXCEPTING THEREFROM any portion lying within Chapman Avenue and Bradford Avenue.

**AREA 3H**

**BEGINNING** at the intersection of the easterly Right of Way line of Bradford Avenue with the northerly Right of Way line of Center Street, as shown on Map of Tract No. 708, as per Map recorded in Book 22, Page 8 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 13°59'25" East along said easterly Right of Way line 493.07 feet;

- 2) Thence, continuing along said easterly Right of Way line North 58°58'33" East 38.17 feet to a point on the southerly Right of Way line of Chapman Avenue;
- 3) Thence, Southeasterly along said southerly Right of Way line and its various courses to the northeast corner of Parcel 2 of Parcel Map No. 81-803, as per Parcel Map recorded in Book 168, Pages 8 and 9 of Parcel Maps, in the office of the County Recorder of Orange County, State of California;
- 4) Thence, along the east and south lines of said Parcel 2 the following courses and distances;
- 5) South 13°57'35" West 249.35 feet;
- 6) Thence, North 75°55'09" West 119.88 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 94.00 feet, a radial to said point bears North 59°15'19" West;
- 7) Thence, northeasterly along said curve, through a central angle of 27°38'34" a distance of 45.35 feet to the beginning of a reverse curve, having a radius of 46.00 feet, thence northerly, westerly and southwesterly along said reverse curve, through a central angle of 218°40'11" a distance of 175.56 feet;
- 8) Thence, North 76°02'19" West 4.24 feet to a point of the westerly Right of Way line of Alta Street;
- 9) Thence, leaving said south line of said Parcel 2, South 13°58'25" West along said westerly Right of Way line of Alta Street 350 feet, more or less, to a point on the northerly Right of Way line of Center Street;
- 10) Thence, North 76°00'53" West along said northerly Right of Way line 267.50 feet to the **POINT OF BEGINNING.**

### AREA 3I

**BEGINNING** at the southwest corner of Lot 10, Tract No. 16855, as per Map recorded in Book 883, Pages 39 through 43 of Miscellaneous Maps in the office of the County Recorder of Orange County, State of California, and being a point on the easterly Right of Way line of Bradford Avenue;

- 1) Thence, northeasterly along said easterly Right of Way line of Bradford Avenue and its various courses to the northwest corner of Lot 1 of Map of Kraemers Addition No. 1 to Placentia Townsite, as per Map recorded in Book 8, Page 59 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California, and being a point on the southerly Right of Way line of Center Street;
- 2) Thence, South 76°00'00" East along said southerly Right of Way line of Center Street 267.5 feet, more or less, to the northeast corner of Lot 19 of said Map of Kraemers Addition No. 1, and being a point on the westerly Right of Way line of Alta Street;
- 3) Thence, South 13°58'20" West along said westerly Right of Way line of Alta Street 374 feet more or less, to the beginning of a tangent curve, concave northeasterly, having a radius of 40.00 feet;
- 4) Thence, southeasterly and continuing along said Right of Way line and curve, through a central angle of 119°59'58" a distance of 83.77 feet to a point on the west line of Lot 1, Tract No. 9747, as per Map recorded in Book 425, Pages 23 through 26 of Miscellaneous Maps in the office of the County Recorder of said County;

- 5) Thence, South 13°58'20" West 11.44 feet to a point on the north line of Tract No. 16855, as per Map recorded in Book 883, Pages 39 through 43 of Miscellaneous Maps and being a point on a non-tangent curve, concave southwesterly, having a radius of 5886.77 feet, a radial to said point bears North 03°42'05" West;
- 6) Thence, westerly along said curve and north line of Tract No. 16855 to the northwest corner of Lot 1 of said Tract No. 16855, and being a point on a non-tangent curve, concave northwesterly, having a radius of 85.50 feet, a radial to said point bears South 73°10'29" East;
- 7) Thence, southwesterly along said curve, through a central angle of 31°04'13" a distance of 46.36 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 79.00 feet, a radial to said point bears North 46°50'14" East;
- 8) Thence, southeasterly along said curve, through a central angle of 16°42'44" a distance of 23.04 feet;
- 9) Thence, South 85°57'33" West 5.61 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 29.50 feet, a radial to said point bears North 72°47'45" East;
- 10) Thence, southeasterly along said curve, through a central angle of 23°34'13" a distance of 12.14 feet;
- 11) Thence, South 49°13'32" West 61.72 feet;
- 12) Thence, South 03°43'01" East 22.58 feet to a point of the south line of said Tract No. 16855;
- 13) Thence, South 86°16'59" West along said south line 123.16 feet to the **POINT OF BEGINNING.**

#### AREA 4A

**BEGINNING** at the northwest corner of Lot 6 of Tract No. 5836, as per Map recorded in Book 217, Pages 22 and 23 of Miscellaneous Maps in the office of the County Recorder of Orange County, State of California, said point being the intersection of the easterly Right of Way line of Placentia Avenue, 40-foot half width, with the southerly Right of Way line of the Atchison Topeka and Santa Fe Railway Right of Way;

- 1) Thence, North 14°04'00" East 54.33 feet to the northerly Right of Way line of said Atchison Topeka and Santa Fe Right of Way;
- 2) Thence, North 81°01'30" East along said northerly Right of Way line 10.87 feet to a point on a line parallel with and 50.00 feet easterly of the centerline of Placentia Avenue, and being the easterly Right of Way line of Placentia Avenue;
- 3) Thence northeasterly along said easterly Right of Way line of Placentia Avenue following its various courses, 738 feet, more or less, to the intersection with the northeasterly line of the Orange County Flood Control District Channel (Placentia Channel) Right of Way;
- 4) Thence, southeasterly along said northeasterly Right of Way line of said Orange County Flood Control District Channel Right of Way and following its various courses, 1185 feet, more or less, to the intersection with the northerly Right of Way line of Crowther Avenue;

- 5) Thence, southwesterly along said northerly Right of Way line of Crowther Avenue and following its various courses, 648 feet, more or less, to a point on the easterly Right of Way line of Placentia Avenue;
- 6) Thence, North 14°04'00" East along said easterly Right of Way line and following its various courses, 585 feet, more or less, to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM, any portion lying within Placentia Avenue and Crowther Avenue.

#### AREA 4B

**BEGINNING** at the point of intersection of the southerly Right of Way line of Crowther Avenue with the easterly Right of Way line of the Orange County Flood Control District Channel (Placentia Channel);

- 1) Thence, southeasterly along said easterly Right of Way line of said Orange County Flood Control District Channel and following its various courses, 1208 feet, more or less, to an angle point on the easterly line of Parcel 4 of Parcel Map 86-310, as per Parcel Map recorded in Book 219, Pages 5 through 7 of Parcel Maps in the office of the County Recorder of Orange County, State of California, said point being on the westerly Right of Way line of State Highway 57;
- 2) Thence, South 17°09'53" West along said easterly line of Parcel 4 and said westerly line of State Highway 57, a distance of 65.07 feet to the southeast corner of said Parcel 4;
- 3) Thence, continuing along said westerly Right of Way line of State Highway 57, South 17°10'36" West 245.73 feet;
- 4) Thence, continuing along said westerly Right of Way line of State Highway 57, South 16°04'49" East 322.63 feet to a point on the northerly Right of Way line of Orangethorpe Avenue, said point being the southeast corner of Parcel 1 of Parcel Map recorded in Book 16, Page 28 of Parcel Maps, in the office of the County Recorder of Orange County;
- 5) Thence, leaving said westerly Right of Way line of State Highway 57, southwesterly along said northerly Right of Way line of Orangethorpe Avenue, following its various courses to the southwest corner of Parcel 3 of Parcel Map recorded in Book 16, Page 28 of Parcel Maps, in the office of the County Recorder of Orange County;
- 6) Thence, continuing along said northerly line of Orangethorpe Avenue and along the southerly line of Lots 1 through 3 of Parcel Map recorded in Book 55, Page 48 of Parcel Maps, in the office of the County Recorder of Orange County, South 73°03'55" West 632.17 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 22.00 feet;
- 7) Thence, continuing along said northerly Right of Way line, through a central angle of 120°30'00", a distance of 46.27 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 8) Thence, northeasterly along said easterly Right of Way line of Placentia Avenue and its various courses, 2001 feet, more or less, to a point on the southerly right of Way line of Crowther Avenue;
- 9) Thence, northeasterly along said southerly Right of Way line of Crowther Avenue and its various courses, 680 feet, more or less, to the **POINT OF BEGINNING**.

## AREA 5A

**BEGINNING** at a point on the east Right of Way line of Melrose Street, 40-foot half width and the south line of Lot 6, Block 7 of Golden State Tract as shown on Map recorded in Book 4, Page 66 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 16°17'00" West along said east Right of Way line 610.60 feet to an angle point;
- 2) Thence, continuing along said Right of Way line, North 28°42'36" East 24.04 feet to a point on the south Right of Way line of La Jolla Street, 32-foot half width as shown on Parcel Map No. 82-801, recorded in Book 117, Pages 15 and 16 of Parcel Maps, in the office of the County Recorder of said County;
- 3) Thence, North 73°42'28" East along said south Right of Way line of La Jolla Street 603.00 feet, more or less, to a point on the westerly line of Lot 5, Block 7 of said Golden State Tract;
- 4) Thence, continuing along said south Right of Way North 73°42'15" East 329.93 feet to the east line of Parcel 1 of Parcel Map 86-353, recorded in Book 225, Pages 45 and 46 of Parcel Maps, in the office of the County Recorder of said County;
- 5) Thence, North 16°15'57" West along the northerly prolongation of the east line of said Parcel 1, a distance of 2.00 feet to a point on the south Right of Way line of La Jolla Street, 30-foot wide;
- 6) Thence, North 73°42'15" East along said south Right of Way line 330.00 feet, more or less, to the easterly line of Lot 5, Block 7 of said Golden State Tract;
- 7) Thence, South 16°16'00" East along said easterly line of Lot 5, a distance of 660.00 feet, to the southeast corner of said Lot 5;
- 8) Thence, South 75°43'27" West along the south line of said Lot 5, a distance of 660.00 feet to the southwest corner of said Lot 5;
- 9) Thence, South 73°43'27" West along the south line of Lot 6, Block 7 of said Golden State Tract, 620.00 feet, more or less, to the **POINT OF BEGINNING**.

## AREA 5B

**BEGINNING** at the southwest corner of Lot 2, Block 7 of Golden State Tract as shown on Map recorded in Book 4, Page 66 of Miscellaneous Maps, in the office of the County Recorder of said County, and being a point on the east Right of Way line of Melrose Street;

- 1) Thence, North 16°17'00" West along said east Right of Way line of Melrose Street, 221.71 feet to a point on the north line of the land dedicated to the City of Placentia per Book 7545, Page 680, Official Records of said County;
- 2) Thence, North 73°43'00" East along the north line of said land dedicated to the City of Placentia, 639.93 feet to a point on the westerly line of Lot 1, Block 7 of said Golden State Tract;
- 3) Thence, North 16°17'00" West along the westerly line of said Lot 1, a distance of 383.00 feet to the south Right of Way line of Orangethorpe Avenue (Formally Yorba Street);

- 4) Thence, in a northeasterly direction, along said south Right of Way line of Orangethorpe Avenue, and following its various courses, as established by street dedications to the City of Placentia, to the westerly Right of Way line of Kraemer Boulevard;
- 5) Thence, in a southeasterly direction, along said westerly Right of Way line of Kraemer Boulevard. 585 feet, more or less, to a point on the southerly line of Lot 1, Block 5 of said Golden State Tract, and being a point of the City of Placentia Corporate City Limit Line;
- 6) Thence, along said Corporate City Limit Line South 73°43'00" West 1269.00 feet, more or less, to the southeast corner of Lot 1, Block 6 of said Golden State Tract;
- 7) Thence, continuing along said Corporate City Limit Line, through its various courses, in a generally northerly and westerly direction to a point on the easterly line of Lot 1, Block 7 of said Golden State Tract;
- 8) Thence, continuing along said Corporate City Limit Line South 16°16'33" East and along the easterly line of said Lot 1, a distance of 334.78 feet, more or less, to the southeast corner of said Lot 1;
- 9) Thence, continuing along said Corporate City Limit Line South 73°43'00" West and along the northerly line of Lot 3, Block 7 of said Golden State Tract 329.96 feet to the northwest corner of Parcel 1 as shown on Parcel Map recorded in Book 131, Page 36 of Parcel Maps in the office of the County Recorder of said County;
- 10) Thence, continuing along said Corporate City Limit Line and along the westerly line of said Parcel 1 South 16°16'16" East 628 feet, more or less, to a point in the north Right of Way line of La Jolla Street, as shown on Parcel Map recorded in Book 131, Page 36 of Parcel Maps in the office of the County Recorder of said County;
- 11) Thence, South 73°43'00" West along the north Right of Way line of La Jolla Street 330.00 feet to a point on the easterly line of Lot 4, Block 7 of said Golden State Tract;
- 12) Thence, continuing along said Right of Way line, southerly and perpendicular to the centerline of La Jolla Street 2.00 feet;
- 13) Thence, continuing along said Right of Way line South 73°43'00" West 595.00 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 25.00 feet;
- 14) Thence, continuing along said Right of Way line northwesterly along said curve, through a central angle of 90°00'00" a distance of 39.27 feet to a point of tangency with the easterly Right of Way line of Melrose Street;
- 15) Thence, North 16°17'00" West along said easterly Right of Way line 605.00 feet, more or less, to the southerly line of said land dedicated to the City of Placentia;
- 16) Thence, North 73°43'00" West 20.00 feet **POINT OF BEGINNING**.

## AREA 6

**BEGINNING** at the point of intersection of the easterly Right of Way line of Placentia Avenue, 45-foot half width, and the southerly Right of Way line of the Orange County Flood Control District Right of Way as set forth by Orange County Flood Control District Map No. 801-14A and Orange County Flood Control Field Book 81, Page 826, and as shown on Map of Parcel Map No. 84-816 recorded in Book 208, Pages 38 through 41 of Parcel Maps in the office of the County Recorder of Orange County, State of California, said point being on a non-tangent curve, concave northerly, having a radius of 462.00 feet, a radial to said point bears South 00°16'47" East;

- 1) Thence, easterly along said curve and southerly Right of Way line, through a central angle of 16°01'38", a distance of 129.23 feet;
- 2) Thence, continuing along said southerly Right of Way line North 73°41'35" East 395.76 feet to the beginning of a tangent curve, concave southerly, having a radius of 563.00 feet;
- 3) Thence, continuing along said southerly Right of Way line, through a central angle of 16°30'09", a distance of 162.16 feet;
- 4) Thence continuing along said southerly Right of Way line South 82°09'46" East 198.56 feet to a point on the easterly line of Lot 2, Block 9 of Golden State Tract, per map recorded in Book 4, Page 66 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 5) Thence, South 16°21'30" East along said easterly line 96.29 feet to the southeast corner of said Lot 2, and being the northeast corner of Lot 7 of Tract No. 558, as per Map recorded in Book 19, Page 20 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 6) Thence, South 16°52'20" East along the easterly line of said Tract No. 558, a distance of 395.00 feet to the southeast corner of Lot 5 of said Tract No. 558;
- 7) Thence, South 73°07'40" West 660.28 feet to the southwest corner of Lot 10 of said Tract No. 558;
- 8) Thence, South 16°52'20" East along the westerly line of Lot 1 of said Tract No. 558, a distance of 234.00 feet to a point on the northerly Right of Way line of La Jolla Street, 30-foot half width;
- 9) Thence, South 73°07'40" West along said northerly Right of Way line 662.99 feet to an angle point;
- 10) Thence, continuing along said northerly Right of Way line North 53°44'55" West 37.79 feet to a point on the easterly Right of Way line of Placentia Avenue, 45-foot half width;
- 11) Thence North 14°13'30" East along said easterly Right of Way line 948.28 feet, more or less, to the **POINT OF BEGINNING**.

#### **AREA 7A**

All that portion of Lot 10, Block B of Kraemer Tract, as per Map recorded in Book 12, Pages 87 and 88 of Miscellaneous Records, in the office of the County Recorder of the County of Los Angeles, State of California, bounded as follows:

On the north, east and south by Sunset Drive and Lots 64 and 65 and Chapman Avenue as shown on Tract No. 1548 as per Map recorded in Book 64, Page 13 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California and bounded on the west by the easterly Right of Way line of Placentia Avenue.

#### **AREA 7B**

All that portion of Lot 9, Block B of Kraemer Tract, as per Map recorded in Book 12, Pages 87 and 88 of Miscellaneous Records, in the office of the County Recorder of the County of Los Angeles, State of California, described as follows:

**BEGINNING** at the point of intersection of the westerly Right of Way line of Walnut Avenue and the northerly Right of Way line of Chapman Avenue as shown on Record of Survey recorded in Book 22, Page 8 of Records of Surveys, in the office of the County Recorder of the County of Orange, State of California;

- 1) Thence, North 76°02'08" West 281.62 feet to the southwest corner of said Lot 9;
- 2) Thence, North 13°51'37" East along the westerly line of said Lot 9, a distance of 170.00 feet;
- 3) Thence, South 76°02'08" East 282.02 feet to a point on the westerly Right of Way line of Walnut Avenue;
- 4) Thence, South 13°58'07" West along said westerly Right of Way line 170.00 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM any portion lying within Chapman Avenue and Walnut Avenue.

#### **AREA 7C**

All those portions of Block A and Block B of Tract No. 22, Johnston and Wickett Subdivision, as per Map recorded in Book 10, Page 2 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California, described as follows:

**BEGINNING** at a point on the northerly Right of Way line of Chapman Avenue, said point being the most southerly corner of Lot 4, Tract No. 485, per Map recorded in Book 32, Pages 31 and 32 of Miscellaneous Maps, in the office of the County Recorder of said County:

- 1) Thence, North 13°58'07" East along the easterly line of said Lot 4 and being along the easterly line of Lot 1 of Tract No. 1514 as per Map recorded in Book 49, Page 41 of Miscellaneous Maps in the office of the County Recorder of said County 160.00 feet;
- 2) Thence, continuing along the east and south lines of said Lot 1 the following courses and distances;
- 3) Thence, South 76°02'08" East 115.00 feet;
- 4) Thence, North 13°58'07" East 50.00 feet;
- 5) Thence, South 76°02'08" East 135.00 feet;
- 6) Thence, North 13°58'07" East 5.00 feet;
- 7) Thence, South 76°02'08" East 174.00 feet;
- 8) Thence, North 13°58'07" East 35.00 feet;
- 9) Thence, South 76°02'08" East 149.00 feet to a point on the westerly Right of Way line of Bradford Avenue;
- 10) Thence, South 13°58'07" West along said westerly Right of Way line 244.00 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 6.00 feet;
- 11) Thence, along said curve and said Right of Way line, through a central angle of 90°00'15", a distance of 9.42 feet to a point on the northerly Right of Way line of Chapman Avenue;
- 12) Thence, North 76°02'08" West along said northerly Right of Way line 567.00 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM any portion lying within Main Street, Chapman Avenue and Bradford Avenue.

#### AREA 7D

Lot 25 and Lot 26 of Tract No. 1118 as per Map recorded in Book 35, Pages 37 and 38 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California.

#### AREA 7E

**BEGINNING** at the northwest corner of Lot 18 of Tract No. 4124, as per Map recorded in Book 145, Page 20 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California, said point being a point on the easterly Right of Way line of Placentia Avenue, 40-foot half width;

- 1) Thence, North  $13^{\circ}42'55''$  East along said easterly Right of Way line 255.53 feet to an angle point;
- 2) Thence, continuing along said easterly Right of Way line North  $58^{\circ}40'36''$  East 41.70 feet to a point on the southerly Right of Way line of Chapman Avenue, 45-foot half width;
- 3) Thence, South  $76^{\circ}21'42''$  East along said southerly Right of Way line 1226.70 feet, more or less, to the beginning of a tangent curve, concave southwesterly, having a radius of 25.00 feet;
- 4) Thence continuing along said southerly Right of Way line, through a central angle of  $90^{\circ}09'15''$ , a distance of 39.34 feet to a point on the westerly Right of Way line of Murray Street, 30-foot half width;
- 5) Thence, South  $13^{\circ}47'33''$  West along said westerly Right of Way line 259.85 feet to a point on the north line of said Tract No. 4124;
- 6) Thence, North  $76^{\circ}21'42''$  West along the north line of said Tract No. 4124 a distance of 1125.06 feet to the northeast corner of said Lot 18;
- 7) Thence, South  $13^{\circ}38'29''$  West 134.93 feet to the southeast corner of said Lot 18;
- 8) Thence, North  $76^{\circ}21'31''$  West 130.94 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 15.00 feet;
- 9) Thence, along said curve, through a central angle of  $90^{\circ}04'44''$ , a distance of 23.58 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 10) Thence, North  $13^{\circ}43'13''$  East 119.90 feet to the **POINT OF BEGINNING**.

#### AREA 7F

**BEGINNING** at the southwest corner of Lot 16 of Tract No. 1405, as per Map recorded in Book 44, Page 15 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 14°09'30" East along the west line of said Tract No. 1405, a distance of 330.00 feet to the northwest corner of Lot 15 of said Tract No. 1405, and being a point on the south line of Tract No. 4124, as per Map recorded in Book 145, Page 20 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 2) Thence, North 76°21'31" West along said south line of Tract No. 4124, a distance of 332.20 feet to the southeast corner of Lot 19 of said Tract No. 4124;
- 3) Thence, North 13°38'29" East 135.00 feet;
- 4) Thence, North 76°21'31" West 131.06 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 15.00 feet;
- 5) Thence, along said curve, through a central angle of 89°55'16", a distance of 23.54 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 6) Thence, South 13°43'13" West along said easterly Right of Way line 120.02 feet to the southwest corner of said Lot 19, and being the northwest corner of Record of Survey recorded in Book 87, Page 19 of Records of Surveys, in the office of the County Recorder of said County;
- 7) Thence, South 14°05'40" West 15.69 feet to the beginning of a tangent curve, concave easterly, having a radius of 1890.00 feet;
- 8) Thence, along said curve, through a central angle of 6°26'36", a distance of 212.54 feet to the beginning of a reverse curve, having a radius of 1910.00 feet;
- 9) Thence, along said reverse curve, through a central angle of 2°18'22", a distance of 76.87 feet;
- 10) Thence South 31°48'42" East 41.83 feet to a point on the south line of said Record of Survey;
- 11) Thence, South 75°59'10" East along the south line of said Record of Survey 432.20 feet to the **POINT OF BEGINNING**.

*This description of land is for assessment purposes only. This description is not to be considered a survey of land or used for the establishment of property lines. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale or the land described.*

Prepared by:  
TRANSTECH ENGINEERS, INC.



David B. Ragland, L.S. 5173

9/9/2019  
Date



Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

DRAFT

Value / Unit	Total	BASE	1	2	3	4	5	6	7	8	9
		2020 2021	2021 2022	2022 2023	2023 2024	2024 2025	2025 2026	2026 2027	2027 2028	2028 2029	2029 2030
Construction inflator		1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
<b>New Development</b>											
1,600 Res Units \$400,000,000 \$250,000 per unit	1,600 \$462,700,424			215 \$57,039,930	418 \$113,114,161		189 \$53,211,174	248 \$71,218,511			150 \$45,712,291
9,203 Commercial SF \$2,300,750 \$250 PSF	9,203 \$2,768,911						1,500 \$422,311	2,703 \$776,224			2,500 \$761,872
41,875 Industrial SF \$6,281,250 \$150 PSF	41,875 \$7,139,653				7,600 \$1,233,973			34,275 \$5,905,680			
116 Hotel Rooms \$29,000,000 \$250,000 per unit	116 \$30,775,032			116 \$30,775,032							
<b>Subtotal Value Add</b>	<b>\$503,384,020</b>		\$0	\$87,814,962	\$114,348,133	\$0	\$53,633,485	\$77,900,416	\$0	\$0	\$46,474,162
<b>Total Assessed value</b>		\$402,537,793	\$410,588,549	\$506,615,282	\$631,095,721	\$643,717,635	\$710,225,473	\$802,330,398	\$818,377,006	\$834,744,546	\$897,913,600
<b>Incremental AV</b>			\$8,050,756	\$104,077,489	\$228,557,928	\$241,179,842	\$307,687,680	\$399,792,606	\$415,839,214	\$432,206,754	\$495,375,807
<b>Total tax increment</b>			\$80,508	\$1,040,775	\$2,285,579	\$2,411,798	\$3,076,877	\$3,997,926	\$4,158,392	\$4,322,068	\$4,953,758
<b>City Share Available</b>	13.6%	<b>\$52,271,108</b>	\$10,949	\$141,545	\$310,839	\$328,005	<b>\$418,455</b>	\$543,718	\$565,541	\$587,801	\$673,711
Percent Allocated*	50.0%	<b>\$24,000,000</b>	\$5,475	\$70,773	\$155,419	\$164,002	\$209,228	\$271,859	\$282,771	\$293,901	\$336,856
<b>County Share Available</b>	5.9%	<b>\$22,676,437</b>	\$4,750	\$61,406	\$134,849	\$142,296	<b>\$181,536</b>	\$235,878	\$245,345	\$255,002	\$292,272
Percent Allocated**	50.0%	<b>\$3,547,000</b>	\$2,375	\$30,703	\$67,425	\$71,148	\$90,768	\$117,939	\$122,673	\$127,501	\$146,136
<b>Total EIFD Funds Available***</b>		<b>\$27,547,000</b>	\$7,849	\$101,476	\$222,844	\$235,150	<b>\$299,995</b>	\$389,798	\$405,443	\$421,402	\$482,991

Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

DRAFT

Value / Unit	Total	10	11	12	13	14	15	16	17	18	19	
		2030 2031	2031 2032	2032 2033	2033 2034	2034 2035	2035 2036	2036 2037	2037 2038	2038 2039	2039 2040	
Construction inflator		1.243	1.268	1.294	1.319	1.346	1.373	1.400	1.428	1.457	1.486	
<b>New Development</b>												
1,600 Res Units \$400,000,000 \$250,000 per unit	1,600 \$462,700,424		230 \$72,923,903		150 \$49,480,454							
9,203 Commercial SF \$2,300,750 \$250 PSF	9,203 \$2,768,911			2,500 \$808,504								
41,875 Industrial SF \$6,281,250 \$150 PSF	41,875 \$7,139,653											
116 Hotel Rooms \$29,000,000 \$250,000 per unit	116 \$30,775,032											
<b>Subtotal Value Add</b>	<b>\$503,384,020</b>	\$0	\$72,923,903	\$808,504	\$49,480,454	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Assessed value</b>		\$915,871,872	\$1,007,113,212	\$1,028,063,981	\$1,098,105,714	\$1,120,067,828	\$1,142,469,185	\$1,165,318,568	\$1,188,624,940	\$1,212,397,438	\$1,236,645,387	
<b>Incremental AV</b>		\$513,334,079	\$604,575,419	\$625,526,188	\$695,567,921	\$717,530,035	\$739,931,392	\$762,780,776	\$786,087,147	\$809,859,646	\$834,107,595	
<b>Total tax increment</b>		\$5,133,341	\$6,045,754	\$6,255,262	\$6,955,679	\$7,175,300	\$7,399,314	\$7,627,808	\$7,860,871	\$8,098,596	\$8,341,076	
<b>City Share Available</b>	13.6%	<b>\$52,271,108</b>	<b>\$698,134</b>	<b>\$822,223</b>	<b>\$850,716</b>	<b>\$945,972</b>	<b>\$975,841</b>	<b>\$1,006,307</b>	<b>\$1,037,382</b>	<b>\$1,069,079</b>	<b>\$1,101,409</b>	<b>\$1,134,386</b>
Percent Allocated*	50.0%	<b>\$24,000,000</b>	\$349,067	\$411,111	\$425,358	\$472,986	\$487,920	\$503,153	\$518,691	\$534,539	\$550,705	\$567,193
<b>County Share Available</b>	5.9%	<b>\$22,676,437</b>	<b>\$302,867</b>	<b>\$356,699</b>	<b>\$369,060</b>	<b>\$410,385</b>	<b>\$423,343</b>	<b>\$436,560</b>	<b>\$450,041</b>	<b>\$463,791</b>	<b>\$477,817</b>	<b>\$492,123</b>
Percent Allocated**	50.0%	<b>\$3,547,000</b>	\$151,434	\$178,350	\$184,530	\$205,193	\$211,671	\$218,280	\$225,020	\$231,896	\$238,909	\$246,062
<b>Total EIFD Funds Available***</b>		<b>\$27,547,000</b>	<b>\$500,501</b>	<b>\$589,461</b>	<b>\$609,888</b>	<b>\$678,179</b>	<b>\$699,592</b>	<b>\$721,433</b>	<b>\$743,711</b>	<b>\$766,435</b>	<b>\$789,613</b>	<b>\$813,255</b>

Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

DRAFT

Value / Unit	Total	20	21	22	23	24	25	26	27	28	29
		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Construction inflator		1.516	1.546	1.577	1.608	1.641	1.673	1.707	1.741	1.776	1.811
<b>New Development</b>											
1,600 Res Units \$400,000,000 \$250,000 per unit	1,600 \$462,700,424										
9,203 Commercial SF \$2,300,750 \$250 PSF	9,203 \$2,768,911										
41,875 Industrial SF \$6,281,250 \$150 PSF	41,875 \$7,139,653										
116 Hotel Rooms \$29,000,000 \$250,000 per unit	116 \$30,775,032										
<b>Subtotal Value Add</b>	<b>\$503,384,020</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed value</b>		\$1,261,378,295	\$1,286,605,861	\$1,312,337,978	\$1,338,584,738	\$1,365,356,432	\$1,392,663,561	\$1,420,516,832	\$1,448,927,169	\$1,477,905,712	\$1,507,463,827
<b>Incremental AV</b>		\$858,840,502	\$884,068,068	\$909,800,185	\$936,046,945	\$962,818,640	\$990,125,768	\$1,017,979,040	\$1,046,389,376	\$1,075,367,920	\$1,104,926,034
<b>Total tax increment</b>		\$8,588,405	\$8,840,681	\$9,098,002	\$9,360,469	\$9,628,186	\$9,901,258	\$10,179,790	\$10,463,894	\$10,753,679	\$11,049,260
<b>City Share Available</b>	13.6%	<b>\$52,271,108</b>	<b>\$1,168,023</b>	\$1,202,333	\$1,237,328	\$1,273,024	\$1,309,433	\$1,346,571	\$1,384,451	\$1,423,090	\$1,462,500
Percent Allocated*	50.0%	<b>\$24,000,000</b>	\$584,012	\$601,166	\$618,664	\$636,512	\$654,717	\$673,286	\$692,226	\$711,545	\$731,250
<b>County Share Available</b>	5.9%	<b>\$22,676,437</b>	<b>\$506,716</b>	\$521,600	\$536,782	\$552,268	\$568,063	\$584,174	\$600,608	\$617,370	\$634,467
Percent Allocated**	50.0%	<b>\$3,547,000</b>	\$253,358	\$260,800	\$164,832						
<b>Total EIFD Funds Available***</b>		<b>\$27,547,000</b>	<b>\$837,369</b>	\$861,966	\$783,496	\$636,512	\$654,717	\$673,286	\$692,226	\$711,545	\$731,250

Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

DRAFT

Value / Unit	Total	30	31	32	33	34	35	36	37	38	39
		2050	2051	2052	2053	2054	2055	2056	2057	2058	2059
Construction inflator		1.848	1.885	1.922	1.961	2.000	2.040	2.081	2.122	2.165	2.208
<b>New Development</b>											
1,600 Res Units	1,600										
\$400,000,000 \$250,000 per unit	\$462,700,424										
9,203 Commercial SF	9,203										
\$2,300,750 \$250 PSF	\$2,768,911										
41,875 Industrial SF	41,875										
\$6,281,250 \$150 PSF	\$7,139,653										
116 Hotel Rooms	116										
\$29,000,000 \$250,000 per unit	\$30,775,032										
<b>Subtotal Value Add</b>	<b>\$503,384,020</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed value</b>		\$1,537,613,103	\$1,568,365,365	\$1,599,732,672	\$1,631,727,326	\$1,664,361,872	\$1,697,649,110	\$1,731,602,092	\$1,766,234,134	\$1,801,558,817	\$1,837,589,993
<b>Incremental AV</b>		\$1,135,075,310	\$1,165,827,572	\$1,197,194,880	\$1,229,189,533	\$1,261,824,080	\$1,295,111,317	\$1,329,064,299	\$1,363,696,341	\$1,399,021,024	\$1,435,052,200
<b>Total tax increment</b>		\$11,350,753	\$11,658,276	\$11,971,949	\$12,291,895	\$12,618,241	\$12,951,113	\$13,290,643	\$13,636,963	\$13,990,210	\$14,350,522
<b>City Share Available</b>	13.6%	\$52,271,108	\$1,543,702	\$1,585,525	\$1,628,185	\$1,671,698	\$1,716,081	\$1,761,351	\$1,807,527	\$1,854,627	\$1,902,669
Percent Allocated*	50.0%	\$24,000,000	\$771,851	\$792,763	\$814,093	\$835,849	\$858,040	\$880,676	\$903,764	\$927,314	\$951,334
<b>County Share Available</b>	5.9%	\$22,676,437	\$669,694	\$687,838	\$706,345	\$725,222	\$744,476	\$764,116	\$784,148	\$804,581	\$825,422
Percent Allocated**	50.0%	\$3,547,000									
<b>Total EIFD Funds Available***</b>	<b>\$27,547,000</b>	\$771,851	\$792,763	\$814,093	\$835,849	\$858,040	\$880,676	\$903,764	\$927,314	\$951,334	\$975,835

Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

DRAFT

Value / Unit	Total	40	41	42	43
		2060	2061	2062	2063
		2061	2062	2063	2064
Construction inflator		2.252	2.297	2.343	2.390
<b>New Development</b>					
1,600 Res Units	1,600				
\$400,000,000 \$250,000 per unit	\$462,700,424				
9,203 Commercial SF	9,203				
\$2,300,750 \$250 PSF	\$2,768,911				
41,875 Industrial SF	41,875				
\$6,281,250 \$150 PSF	\$7,139,653				
116 Hotel Rooms	116				
\$29,000,000 \$250,000 per unit	\$30,775,032				
<b>Subtotal Value Add \$503,384,020</b>					
		\$0	\$0	\$0	\$0
<b>Total Assessed value</b>		\$1,874,341,793	\$1,911,828,629	\$1,950,065,201	\$1,989,066,505
<b>Incremental AV</b>		\$1,471,804,000	\$1,509,290,836	\$1,547,527,408	\$1,586,528,713
<b>Total tax increment</b>		\$14,718,040	\$15,092,908	\$15,475,274	\$15,865,287
<b>City Share Available</b>	13.6%	\$52,271,108	\$2,001,653	\$2,052,636	\$2,104,637
Percent Allocated*	50.0%	\$24,000,000	\$1,000,827	\$1,021,922	
<b>County Share Available</b>	5.9%	\$22,676,437	\$868,364	\$890,482	\$913,041
Percent Allocated**	50.0%	\$3,547,000			\$936,052
<b>Total EIFD Funds Available***</b>		\$27,547,000	\$1,000,827	\$1,021,922	\$0

Overview of Fiscal Impacts

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Placentia</b>			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$3,199,600	\$195,253,700	\$78,307,400
Estimated Fiscal Expenditures	\$2,233,100	\$136,336,500	\$53,812,300
<b>Estimated Net Fiscal Impact to City</b>	<b>\$966,500</b>	<b>\$58,917,200</b>	<b>\$24,495,100</b>
<b>County of Orange</b>			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$1,351,600	\$83,191,000	\$33,503,900
Estimated Fiscal Expenditures	\$547,300	\$33,408,800	\$13,184,500
<b>Estimated Net Fiscal Impact to County</b>	<b>\$804,300</b>	<b>\$49,782,200</b>	<b>\$20,319,400</b>

Key Land Use Assumptions (Stabilized Year 20)

Project Component	
Commercial / Retail	125,000 SF
Hotel	116 rooms
Residential	1,600 DU
Industrial	41,875 SF

Notes:

Assumes installation of necessary public infrastructure  
 Values in 2023 dollars



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2026	2031	2041	2051	2061	2071			
<b>City of Placentia Revenues</b>									
Property Tax	\$504,200	\$804,700	\$1,252,600	\$1,526,912	\$1,861,298	\$2,268,912	2.0%	\$68,202,600	\$28,369,900
Property Tax Allocation to EIFD	(\$179,500)	(\$286,500)	(\$445,900)	(\$543,550)	(\$662,584)	\$0	2.0%	(\$17,555,100)	(\$8,425,200)
Property Tax In-Lieu of MVLFF	\$185,100	\$296,000	\$461,800	\$562,932	\$686,211	\$836,487	2.0%	\$25,135,100	\$10,451,600
Property Transfer Tax	\$7,200	\$11,500	\$17,900	\$21,820	\$26,598	\$32,423	2.0%	\$974,200	\$405,100
Sales and Use Tax - Direct / On-Site	\$5,900	\$30,500	\$56,400	\$75,797	\$101,865	\$136,898	3.0%	\$3,366,000	\$1,294,900
Sales and Use Tax - Indirect / Off-Site	\$153,800	\$263,000	\$461,300	\$619,949	\$833,159	\$1,119,696	3.0%	\$28,167,200	\$11,119,500
Measure U Transactions and Use Tax	\$141,300	\$259,800	\$458,100	\$615,648	\$827,380	\$1,111,929	3.0%	\$27,902,700	\$10,985,000
Transient Occupancy Tax	\$429,500	\$497,900	\$669,100	\$899,214	\$1,208,469	\$1,624,081	3.0%	\$42,659,500	\$17,624,200
Fines and Forfeitures	\$12,800	\$22,000	\$38,600	\$51,875	\$69,716	\$93,692	3.0%	\$2,356,700	\$930,200
Franchise Fees	\$69,700	\$120,100	\$210,500	\$282,894	\$380,186	\$510,939	3.0%	\$12,851,300	\$5,072,400
Business Licenses	\$7,300	\$13,100	\$19,200	\$25,803	\$34,677	\$46,603	3.0%	\$1,193,500	\$479,800
<b>Estimated Total Revenues</b>	<b>\$1,337,300</b>	<b>\$2,032,100</b>	<b>\$3,199,600</b>	<b>\$4,139,295</b>	<b>\$5,366,975</b>	<b>\$7,781,660</b>		<b>\$195,253,700</b>	<b>\$78,307,400</b>
<b>City of Placentia Expenditures</b>									
Public Safety - Police	\$258,600	\$445,600	\$780,900	\$1,049,464	\$1,410,392	\$1,895,449	3.0%	\$47,677,100	\$18,818,800
Public Safety - Fire	\$147,700	\$254,500	\$446,000	\$599,387	\$805,526	\$1,082,559	3.0%	\$27,229,900	\$10,747,900
Public Safety - Animal Control	\$8,300	\$14,300	\$25,100	\$33,732	\$45,333	\$60,924	3.0%	\$1,532,100	\$604,600
Community Services	\$38,100	\$65,600	\$115,700	\$155,491	\$208,967	\$280,834	3.0%	\$7,060,000	\$2,785,100
Legislative	\$20,900	\$36,100	\$63,200	\$84,936	\$114,146	\$153,403	3.0%	\$3,858,800	\$1,523,100
Administration	\$47,300	\$81,500	\$142,800	\$191,911	\$257,913	\$346,613	3.0%	\$8,718,800	\$3,441,500
Finance	\$28,600	\$49,200	\$86,300	\$115,980	\$155,867	\$209,473	3.0%	\$5,269,000	\$2,079,800
Development Services	\$24,000	\$41,400	\$72,500	\$97,434	\$130,943	\$175,977	3.0%	\$4,426,300	\$1,747,100
Public Works	\$72,100	\$124,200	\$217,600	\$292,436	\$393,010	\$528,172	3.0%	\$13,285,900	\$5,244,300
General Government	\$93,700	\$161,500	\$283,000	\$380,328	\$511,129	\$686,915	3.0%	\$17,278,600	\$6,820,100
<b>Estimated Total Expenditures</b>	<b>\$739,300</b>	<b>\$1,273,900</b>	<b>\$2,233,100</b>	<b>\$3,001,100</b>	<b>\$4,033,227</b>	<b>\$5,420,320</b>		<b>\$136,336,500</b>	<b>\$53,812,300</b>
<b>Estimated Annual Net Fiscal Impact</b>	<b>\$598,000</b>	<b>\$758,200</b>	<b>\$966,500</b>	<b>\$1,138,196</b>	<b>\$1,333,748</b>	<b>\$2,361,340</b>		<b>\$58,917,200</b>	<b>\$24,495,100</b>
<i>Revenue / Cost Ratio</i>	1.81	1.60	1.43	1.38	1.33	1.44		1.43	1.46

Notes:  
 Assumes installation of necessary public infrastructure  
 Values in 2023 dollars  
 Select years shown for illustration



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Summary of Estimated Fiscal Impacts to County

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2026	2031	2041	2051	2061	2071			
<b>County of Orange Revenues</b>									
Property Tax - County General	\$155,700	\$248,600	\$386,900	\$471,629	\$574,913	\$700,816	2.0%	\$21,066,500	\$8,763,000
Property Tax - County Sanitation	\$81,800	\$130,600	\$203,300	\$247,822	\$302,093	\$368,250	2.0%	\$11,069,400	\$4,604,500
Property Tax - County Flood Control	\$50,200	\$80,100	\$124,600	\$151,887	\$185,149	\$225,696	2.0%	\$6,784,500	\$2,822,100
Property Tax - County Parks	\$39,600	\$63,200	\$98,400	\$119,949	\$146,217	\$178,238	2.0%	\$5,357,500	\$2,228,500
Property Tax - County Allocation to EIFD	(\$77,900)	(\$124,300)	(\$193,500)	\$0	\$0	\$0	2.0%	(\$2,927,300)	(\$1,895,200)
Property Tax in Lieu of MVLFF	\$162,200	\$259,400	\$404,700	\$493,327	\$601,363	\$733,058	2.0%	\$22,027,300	\$9,159,300
Property Transfer Tax	\$7,200	\$11,500	\$17,900	\$21,820	\$26,598	\$32,423	2.0%	\$974,200	\$405,100
Sales Tax (County Transportation) - Direct / On-Site	\$3,500	\$18,300	\$33,700	\$45,290	\$60,866	\$81,799	3.0%	\$2,011,300	\$773,800
Sales Tax (County Transportation) - Indirect / Off-Site	\$91,900	\$157,100	\$275,600	\$370,383	\$497,764	\$668,954	3.0%	\$16,827,600	\$6,642,800
<b>Estimated County Revenues</b>	<b>\$514,200</b>	<b>\$844,500</b>	<b>\$1,351,600</b>	<b>\$1,922,107</b>	<b>\$2,394,964</b>	<b>\$2,989,233</b>		<b>\$83,191,000</b>	<b>\$33,503,900</b>
<b>County of Orange Expenditures</b>									
Public Protection [1]	\$85,000	\$146,500	\$256,800	\$345,118	\$463,809	\$623,321	3.0%	\$15,678,700	\$6,188,600
Community Services	\$54,600	\$93,900	\$165,500	\$222,418	\$298,911	\$401,712	3.0%	\$10,098,800	\$3,983,900
General Government Services	\$41,400	\$71,300	\$125,000	\$167,990	\$225,764	\$303,408	3.0%	\$7,631,300	\$3,012,000
<b>Estimated County Expenditures</b>	<b>\$181,000</b>	<b>\$311,700</b>	<b>\$547,300</b>	<b>\$735,525</b>	<b>\$988,485</b>	<b>\$1,328,441</b>		<b>\$33,408,800</b>	<b>\$13,184,500</b>
<b>Estimated County Net Fiscal Impact</b>	<b>\$333,200</b>	<b>\$532,800</b>	<b>\$804,300</b>	<b>\$1,186,581</b>	<b>\$1,406,479</b>	<b>\$1,660,792</b>		<b>\$49,782,200</b>	<b>\$20,319,400</b>

Notes:

Assumes installation of necessary public infrastructure  
 [1] Public Protection cost basis includes probation, district attorney, and public defender services to incorporated areas.  
 Additional potential County revenues (e.g. court fines, penalties, interest and costs on delinquent taxes) not included  
 Values in 2023 dollars  
 Select years shown for illustration



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

Project Description

Project Component		Year 5 2026	Year 10 2031	Year 20 2041
Total Residential - Units		822 DU	1,220 DU	1,600 DU
Total Hotel - Rooms		116 rooms	116 rooms	116 rooms
Total Commercial / Retail - SF		1,500 SF	6,703 SF	9,203 SF
Total Industrial - SF		7,600 SF	41,875 SF	41,875 SF
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>	<i>1.49</i>
Estimated A/V - Residential	\$250K Per Unit	\$226,888,605	\$371,793,298	\$594,378,958
Estimated A/V - Hotel	\$250K Per Room	\$32,018,343	\$35,350,838	\$43,092,474
Estimated A/V - Commercial / Retail	\$250 PSF	\$414,030	\$2,042,730	\$3,418,793
<b>Total Estimated Assessed Value</b>		<b>\$260,579,631</b>	<b>\$416,843,675</b>	<b>\$650,223,833</b>

Notes:

Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).

Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers

Select years shown for illustration

Values in 2023 dollars



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.  
 1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Project Employment and Occupants

Project Component	Year 5	Year 10	Year 20	
	2026	2031	2041	
Commercial / Retail - SF	1,500 SF	6,703 SF	9,203 SF	
Industrial - SF	7,600 SF	41,875 SF	41,875 SF	
Hotel - Rooms	116 Rooms	116 Rooms	116 Rooms	
Apartments - Units	822 DU	1,220 DU	1,600 DU	
<u>Estimated # Employees (FTE)</u>				
Retail	333 SF / emp	5	20	28
Industrial	1,000 SF / emp	8	42	42
Hotel	1.5 room / emp	77	77	77
Apartments	50 DU / emp	16	24	32
<b>Total Estimated # Employees (FTE)</b>	<b>106</b>	<b>164</b>	<b>179</b>	
Occupied Dwelling Units	95%	781 DU	1,159 DU	1,520 DU
Residents	2.0 per DU	1,562	2,318	3,040
Employees Weighted at 50%	50%	53	82	89
<b>Total Service Population (Residents + Empl.)</b>		<b>1,615</b>	<b>2,400</b>	<b>3,129</b>
Occupied Hotel Rooms	75%	87 rooms	87 rooms	87 rooms
Hotel Guests	1.5 per room	131	131	131

Notes:

Average household size reflects City average household size and mix of single family and multifamily units

Select years shown for illustration

Values in 2023 dollars



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Property Tax

		Year 5 2026	Year 10 2031	Year 20 2041
Estimated Assessed Value - Residential		\$226,888,605	\$371,793,298	\$594,378,958
Estimated Assessed Value - Non-Residential		\$33,691,026	\$45,050,377	\$55,844,875
<b>Total Estimated Assessed Value</b>		<b>\$260,579,631</b>	<b>\$416,843,675</b>	<b>\$650,223,833</b>
Total Secured Property Tax General Levy	1.00%	\$2,605,796	\$4,168,437	\$6,502,238
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$33,691	\$45,050	\$55,845
<b>Total Estimated Secured + Unsecured Property Tax</b>		<b>\$2,639,487</b>	<b>\$4,213,487</b>	<b>\$6,558,083</b>
<b><i>Distributions to Taxing Entities</i></b>				
City of Placentia General Fund	13.60%	\$359,000	\$573,000	\$891,900
Placentia Library District	3.80%	\$100,300	\$160,100	\$249,200
Placentia Lighting District	1.70%	\$44,900	\$71,600	\$111,500
<b>City Allocation to EIFD</b>	<b>(6.80%)</b>	<b>(\$179,500)</b>	<b>(\$286,500)</b>	<b>(\$445,900)</b>
<b>Net Property Tax to City</b>	<b>12.30%</b>	<b>\$324,700</b>	<b>\$518,200</b>	<b>\$806,700</b>
Orange County General	5.90%	\$155,700	\$248,600	\$386,900
Orange County Sanitation	3.10%	\$81,800	\$130,600	\$203,300
Orange County Flood Control	1.90%	\$50,200	\$80,100	\$124,600
Orange County Parks	1.50%	\$39,600	\$63,200	\$98,400
<b>County Allocation to EIFD</b>	<b>(2.95%)</b>	<b>(\$77,900)</b>	<b>(\$124,300)</b>	<b>(\$193,500)</b>
<b>Net Orange County Distributions</b>	<b>9.45%</b>	<b>\$249,400</b>	<b>\$398,200</b>	<b>\$619,700</b>

Notes:

Does not include property tax overrides above 1% general levy

Select years shown for illustration

Values in 2023 dollars

Source: Orange County Auditor-Controller (2023)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Property Tax In-Lieu of Motor Vehicle License Fees (MVLFF)

Total AV within <b>CITY</b> (FY 2017-18)	\$6,778,268,541			
Current Property Tax In-Lieu of MVLFF (2017-2018)	\$4,813,706			
Prop Tax In-Lieu of MVLFF per \$1M of AV	\$710			
	<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 20</i>
	<b>2022</b>	<b>2026</b>	<b>2031</b>	<b>2041</b>
Estimated Project Assessed Value	\$0	\$260,579,631	\$416,843,675	\$650,223,833
Incremental Property Tax In-Lieu of MVLFF to City	\$0	\$185,100	\$296,000	\$461,800
<b>Net Incremental Property Tax In-Lieu of MVLFF to City</b>	<b>\$0</b>	<b>\$185,100</b>	<b>\$296,000</b>	<b>\$461,800</b>
Total AV within <b>COUNTY</b> (FY 2017-18)	\$598,901,015,542			
Current Property Tax In-Lieu of MVLFF (2017-2018)	\$372,727,800			
Prop Tax In-Lieu of MVLFF per \$1M of AV	\$622			
	<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 20</i>
	<b>2022</b>	<b>2026</b>	<b>2031</b>	<b>2041</b>
Estimated Project Assessed Value	\$0	\$260,579,631	\$416,843,675	\$650,223,833
<b>Incremental Property Tax In-Lieu of MVLFF to County</b>	<b>\$0</b>	<b>\$162,200</b>	<b>\$259,400</b>	<b>\$404,700</b>

Notes:  
 Although property tax in lieu of MVLFF revenues are available for allocation to the EIFD by both the City and the County, no property tax in lieu of MVLFF revenues are being pledged to the EIFD.  
 Select years shown for illustration  
 Values in 2023 dollars

Source: Orange County Auditor-Controller (2023)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.  
 1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Property Transfer Tax

		Year 5 <b>2026</b>	Year 10 <b>2031</b>	Year 20 <b>2041</b>
Estimated Assessed Value		\$260,579,631	\$416,843,675	\$650,223,833
Estimated Property Turnover Rate		5.0%	5.0%	5.0%
Estimated Value of Property Transferred		\$13,028,982	\$20,842,184	\$32,511,192
Total Transfer Tax	\$1.10 per \$1,000	\$14,300	\$22,900	\$35,800
<b>Transfer Tax to City</b>	<b>\$0.55 per \$1,000</b>	<b>\$7,200</b>	<b>\$11,500</b>	<b>\$17,900</b>
<b>Transfer Tax to County</b>	<b>\$0.55 per \$1,000</b>	<b>\$7,200</b>	<b>\$11,500</b>	<b>\$17,900</b>

Notes:  
 Select years shown for illustration  
 Values in 2023 dollars

Source: Orange County Auditor-Controller (2023)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.  
 1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Sales Tax - Direct / On-Site

Project Component		Year 5	Year 10	Year 20
		2026	2031	2041
Retail SF		1,500 SF	6,703 SF	9,203 SF
Total Sales-Generating SF		1,500 SF	6,703 SF	9,203 SF
Estimated Taxable Sales	\$300 PSF	\$521,673	\$2,702,481	\$4,986,493
Sales Tax to City	1.00%	\$5,217	\$27,025	\$49,865
Use Tax as % of Sales Tax	13.01%	\$678	\$3,515	\$6,485
<b>Sales and Use Tax to City - Direct</b>		<b>\$5,900</b>	<b>\$30,500</b>	<b>\$56,400</b>
<b>Measure U Transactions and Use Tax</b>	<b>1.00%</b>	<b>\$5,200</b>	<b>\$27,000</b>	<b>\$49,900</b>
Sales Tax to County (Transportation)	0.75%	\$3,900	\$20,300	\$37,400
Net of Sales Transfer within County	(10%)	(\$390)	(\$2,030)	(\$3,740)
<b>Sales Tax to County (Transportation)</b>		<b>\$3,500</b>	<b>\$18,300</b>	<b>\$33,700</b>

Notes:

County sales tax for transportation per OC Go / Measure M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)  
 Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)  
 Taxable sales PSF factor escalated 3% annually  
 Select years shown for illustration.  
 Values in 2023 dollars.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.  
 1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Sales Tax - Indirect / Off-Site

		Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Employees		106	164	179
Estimated Annual Taxable Retail Spending / Empl.		\$5,602	\$6,494	\$8,727
Estimated Employee Taxable Retail Spending		\$593,087	\$1,063,279	\$1,560,803
Estimated Capture within City	25.0%	\$148,272	\$265,820	\$390,201
Estimated # Occupied Dwelling Units		781 DU	1,159 DU	1,520 DU
Estimated Annual Taxable Retail Spending / HH		\$35,598	\$41,268	\$55,460
Estimated Resident Taxable Retail Spending		\$27,798,251	\$47,829,033	\$84,299,306
Estimated Capture within City	50.0%	\$13,899,125	\$23,914,517	\$42,149,653
Estimated # Occupied Hotel Rooms		87 rooms	87 rooms	87 rooms
Estimated Annual Taxable Retail Spending / Room		\$21,157	\$24,526	\$32,962
Estimated Resident Taxable Retail Spending		\$1,840,637	\$2,133,803	\$2,867,653
Estimated Capture within City	15.0%	\$276,096	\$320,070	\$430,148
<b>Total Estimated Indirect Taxable Sales</b>		<b>\$14,323,493</b>	<b>\$24,500,407</b>	<b>\$42,970,002</b>
Less Estimated Capture Within District Retail	(5.0%)	(\$716,175)	(\$1,225,020)	(\$2,148,500)
Net Indirect Taxable Sales		\$13,607,318	\$23,275,386	\$40,821,502
Sales Tax to City	1.00%	\$136,073	\$232,754	\$408,215
Use Tax as % of Sales Tax	13.01%	\$17,697	\$30,271	\$53,091
<b>Sales and Use Tax to City - Indirect</b>		<b>\$153,800</b>	<b>\$263,000</b>	<b>\$461,300</b>
<b>Measure U Transactions and Use Tax</b>	<b>1.00%</b>	<b>\$136,100</b>	<b>\$232,800</b>	<b>\$408,200</b>
Sales Tax to County (Transportation)	0.75%	\$102,100	\$174,600	\$306,200
Net of Sales Transfer within County	(10%)	(\$10,210)	(\$17,460)	(\$30,620)
<b>Sales Tax to County (Transportation)</b>		<b>\$91,900</b>	<b>\$157,100</b>	<b>\$275,600</b>

Notes:

- County sales tax for transportation per OC Go / Measure M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)
- Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)
- Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).
- Household spending based on average household income within City.
- Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.
- Adjusted for inflation assuming 3% annual inflation rate.
- Select years shown for illustration.
- Values in 2023 dollars.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Transient Occupancy Tax ("TOT") to City

	<i>Year 5</i> <b>2026</b>	<i>Year 10</i> <b>2031</b>	<i>Year 20</i> <b>2041</b>
Estimated # Hotel Rooms	116 rooms	116 rooms	116 rooms
Average Daily Room Rate (ADR)	\$145	\$168	\$226
Average Occupancy Rate	70%	70%	70%
Annual Hotel Room Receipts	\$4,294,821	\$4,978,874	\$6,691,191
<b>TOT to City</b>	<b>10.0%</b>	<b>\$429,500</b>	<b>\$669,100</b>

Notes:

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2023 dollars.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Use Tax as Percentage of Sales Tax Calculation (City of Placentia)

<b>City of Placentia</b>	<b>2017</b>
County Pool	\$757,044
State Pool	\$2,721
<b>Use Tax Total</b>	<b>\$759,765</b>
Point-of-Sale	\$5,841,840
<b>Use Tax as % of Sales Tax</b>	<b>13.01%</b>

Source: HdL Companies (2018)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

City Service Population

City Population	52,755
City Employee Population	16,579
Employee Weighting for Service Population	0.5
Weighted # Employees	8,290
<b>Total City Service Population</b>	<b>61,045</b>

Source: CA Department of Finance, CA Employment Development Department (2018)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

City Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
						2026	2031	2041
<i>Revenues</i>								
Fines and Forfeitures	\$417,000	Service Population	61,045	\$6.83	3.0%	\$7.92	\$9.18	\$12.34
Franchise Fees	\$2,273,000	Service Population	61,045	\$37.24	3.0%	\$43.17	\$50.04	\$67.25
Business Licenses	\$987,000	Per Employee	16,579	\$59.53	3.0%	\$69.02	\$80.01	\$107.52
<b>Total Selected Revenues</b>	<b>\$3,677,000</b>							
<i>Expenditures</i>								
Public Safety - Police	\$11,245,134	Service Population	61,045	\$138.16	3.0%	\$160.16	\$185.67	\$249.53
Public Safety - Fire	\$6,421,986	Service Population	61,045	\$78.90	3.0%	\$91.47	\$106.04	\$142.50
Public Safety - Animal Control	\$360,970	Service Population	61,045	\$4.43	3.0%	\$5.14	\$5.96	\$8.01
Community Services	\$1,481,995	Per Resident	52,755	\$21.07	3.0%	\$24.42	\$28.32	\$38.05
Legislative	\$910,216	Service Population	61,045	\$11.18	3.0%	\$12.96	\$15.03	\$20.20
Administration	\$2,056,935	Service Population	61,045	\$25.27	3.0%	\$29.30	\$33.96	\$45.64
Finance	\$1,242,742	Service Population	61,045	\$15.27	3.0%	\$17.70	\$20.52	\$27.58
Development Services	\$1,043,733	Service Population	61,045	\$12.82	3.0%	\$14.87	\$17.23	\$23.16
Public Works	\$3,133,850	Service Population	61,045	\$38.50	3.0%	\$44.64	\$51.74	\$69.54
General Government	\$4,075,540	Service Population	61,045	\$50.07	3.0%	\$58.05	\$67.29	\$90.44
<b>Total Selected Expenditures</b>	<b>\$31,973,101</b>							

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax  
 Adjusted for inflation assuming 3% annual inflation rate.  
 Select years shown for illustration.  
 Values in 2023 dollars.

Source: City of Placentia 2018-2019 Adopted Budget



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

City Multiplier Revenues and Expenditures

	Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Residents	1,562	2,318	3,040
Estimated # Employees	106	164	179
Total Project Service Population	1,615	2,400	3,129
<b>Budget Category</b>	<b>2026</b>	<b>2031</b>	<b>2041</b>
<i>Revenues</i>			
Fines and Forfeitures	\$12,800	\$22,000	\$38,600
Franchise Fees	\$69,700	\$120,100	\$210,500
Business Licenses	\$7,300	\$13,100	\$19,200
<b>Total Multiplier Revenues</b>	<b>\$89,800</b>	<b>\$155,200</b>	<b>\$268,300</b>
<i>Expenditures</i>			
Public Safety - Police	\$258,600	\$445,600	\$780,900
Public Safety - Fire	\$147,700	\$254,500	\$446,000
Public Safety - Animal Control	\$8,300	\$14,300	\$25,100
Community Services	\$38,100	\$65,600	\$115,700
Legislative	\$20,900	\$36,100	\$63,200
Administration	\$47,300	\$81,500	\$142,800
Finance	\$28,600	\$49,200	\$86,300
Development Services	\$24,000	\$41,400	\$72,500
Public Works	\$72,100	\$124,200	\$217,600
General Government	\$93,700	\$161,500	\$283,000
<b>Total Multiplier Expenditures</b>	<b>\$739,300</b>	<b>\$1,273,900</b>	<b>\$2,233,100</b>

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2023 dollars.

Source: City of Placentia 2018-2019 Adopted Budget



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

County Service Population

County Population	3,221,103
County Employee Population	1,443,968
Employee Weighting for Service Population	0.5
Weighted # Employees	721,984
<b>Total County Service Population</b>	<b>3,943,087</b>

Source: CA Department of Finance, CA Employment Development Department (2018)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

County Multiplier Revenue and Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
							2026	2031	2041
<i>Primary Expenditures - Net County Cost</i>									
Public Protection [1]	\$238,861,139	Service Population	3,943,087	25%	\$45.43	3.0%	\$52.67	\$61.06	\$82.06
Community Services	\$129,428,329	Resident Population	3,221,103	25%	\$30.14	3.0%	\$34.94	\$40.50	\$54.43
General Government Services	\$116,247,148	Service Population	3,943,087	25%	\$22.11	3.0%	\$25.63	\$29.72	\$39.93
Infrastructure & Environmental	\$37,104,879	N/A							
Capital Improvements	\$22,933,197	N/A							
Debt Service	\$236,347	N/A							
Insurance, Reserves & Miscellaneous	(\$747,617,162)	N/A							
Total Net County Cost	(\$202,806,123)								

Notes:

[1] Public Protection cost basis includes probation, district attorney, and public defender services to incorporated areas.  
 Infrastructure & Environmental county costs omitted as these are services provided only to unincorporated areas.  
 Adjusted for inflation assuming 3% annual inflation rate.  
 Select years shown for illustration.  
 Values in 2023 dollars.

Source: County of Orange 2018-2019 Adopted Budget



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.  
 1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

County Multiplier Revenues and Expenditures

	Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Residents	1,562	2,318	3,040
Estimated # Employees	106	164	179
Total Project Service Population	1,615	2,400	3,129
<b>Budget Category</b>	<b>2026</b>	<b>2031</b>	<b>2041</b>
<i>Primary Expenditures - Net County Cost</i>			
Public Protection [1]	\$85,000	\$146,500	\$256,800
Community Services	\$54,600	\$93,900	\$165,500
General Government Services	\$41,400	\$71,300	\$125,000
<b>Total Primary Expenditures</b>	<b>\$181,000</b>	<b>\$311,700</b>	<b>\$547,300</b>

Notes:

[1] Public Protection cost basis includes probation, district attorney, and public defender services to incorporated areas. Adjusted for inflation assuming 3% annual inflation rate. Select years shown for illustration. Values in 2023 dollars.

Source: County of Orange 2018-2019 Recommended Budget



# Old Town Placentia Revitalization Streetscape Master Plan

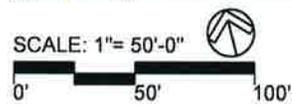
*Prepared by NUVIS Landscape Architecture  
for the City of Placentia*



City of Placentia ♦ 401 E. Chapman Avenue ♦ Placentia, CA 92870 ♦ (714) 993-8117



- Site Amenities Legend**
- Tree Grates
  - Backed Benches
  - Trash/Recycle Receptacles
  - Bike Rack
  - Bollards
  - Removable Bollards
  - Street/Pedestrian Lights with Banners
  - Decorative Traffic Signals
  - Mosaic Art Pieces
  - Cantilever Gateway Signage



Santa Fe - Walnut Ave. to Melrose St.  
 Old Town Placentia  
 Placentia, CA



**NUVIS**  
 LANDSCAPE  
 ARCHITECTURE

**ATTACHMENT 2**  
**EXHIBIT A**

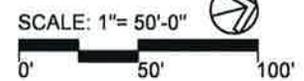
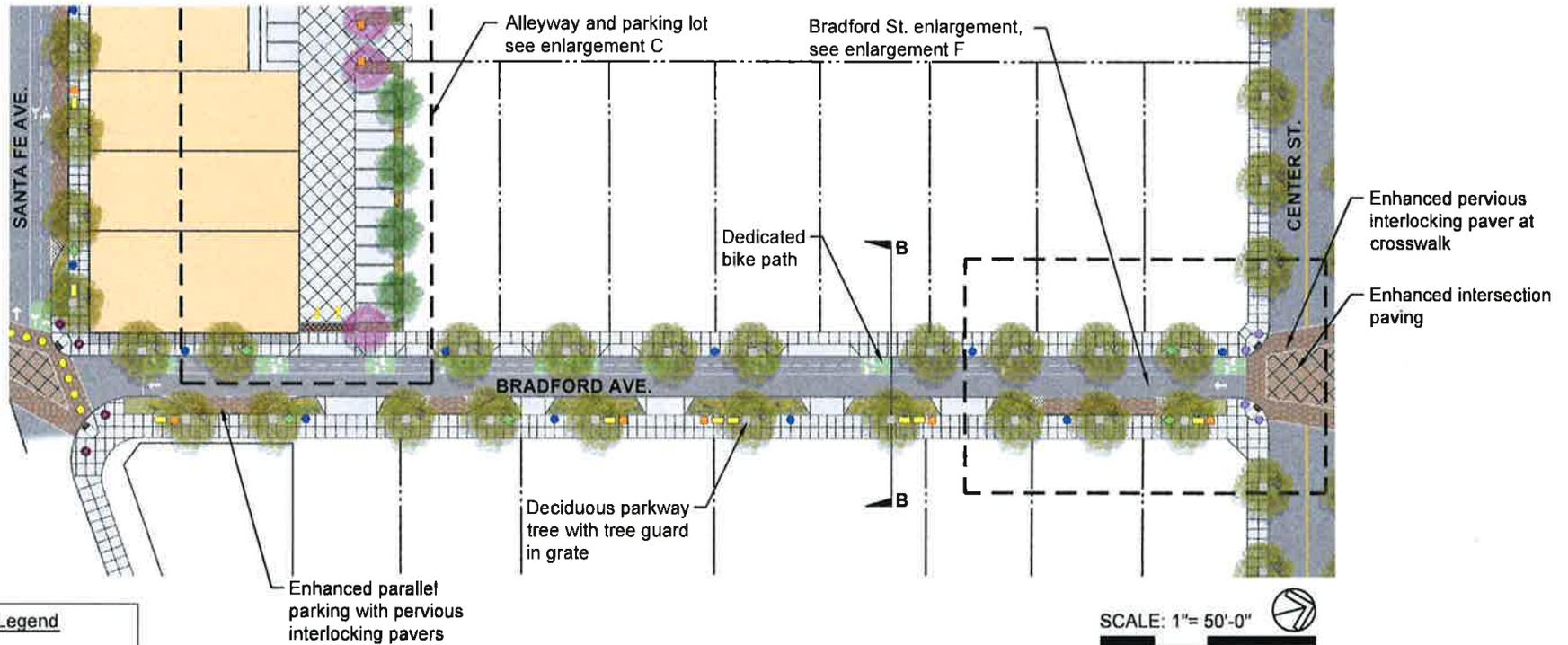


Santa Fe - Melrose St. to Bradford Ave.  
 Old Town Placentia  
 Placentia, CA

KEY MAP

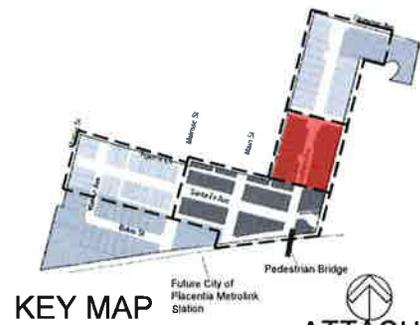
ATTACHMENT 2  
 FXHIRIT A



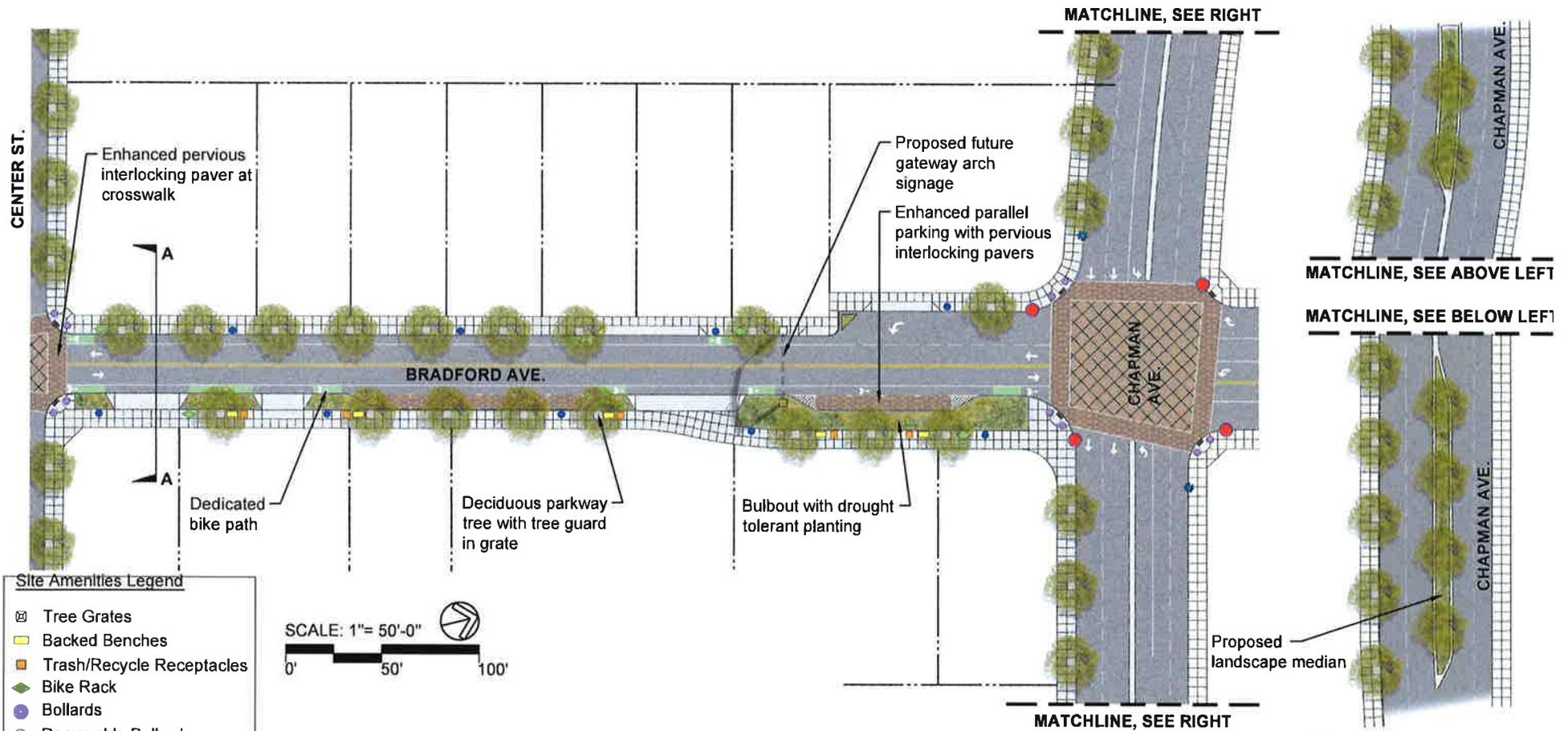


- Site Amenities Legend**
-  Tree Grates
  -  Backed Benches
  -  Trash/Recycle Receptacles
  -  Bike Rack
  -  Bollards
  -  Removable Bollards
  -  Street/Pedestrian Lights with Banners
  -  Decorative Traffic Signals
  -  Mosaic Art Pieces
  -  Cantilever Gateway Signage

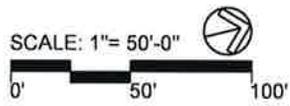
**Bradford Avenue - Santa Fe to Center St.**  
**Old Town Placentia**  
 Placentia, CA



KEY MAP



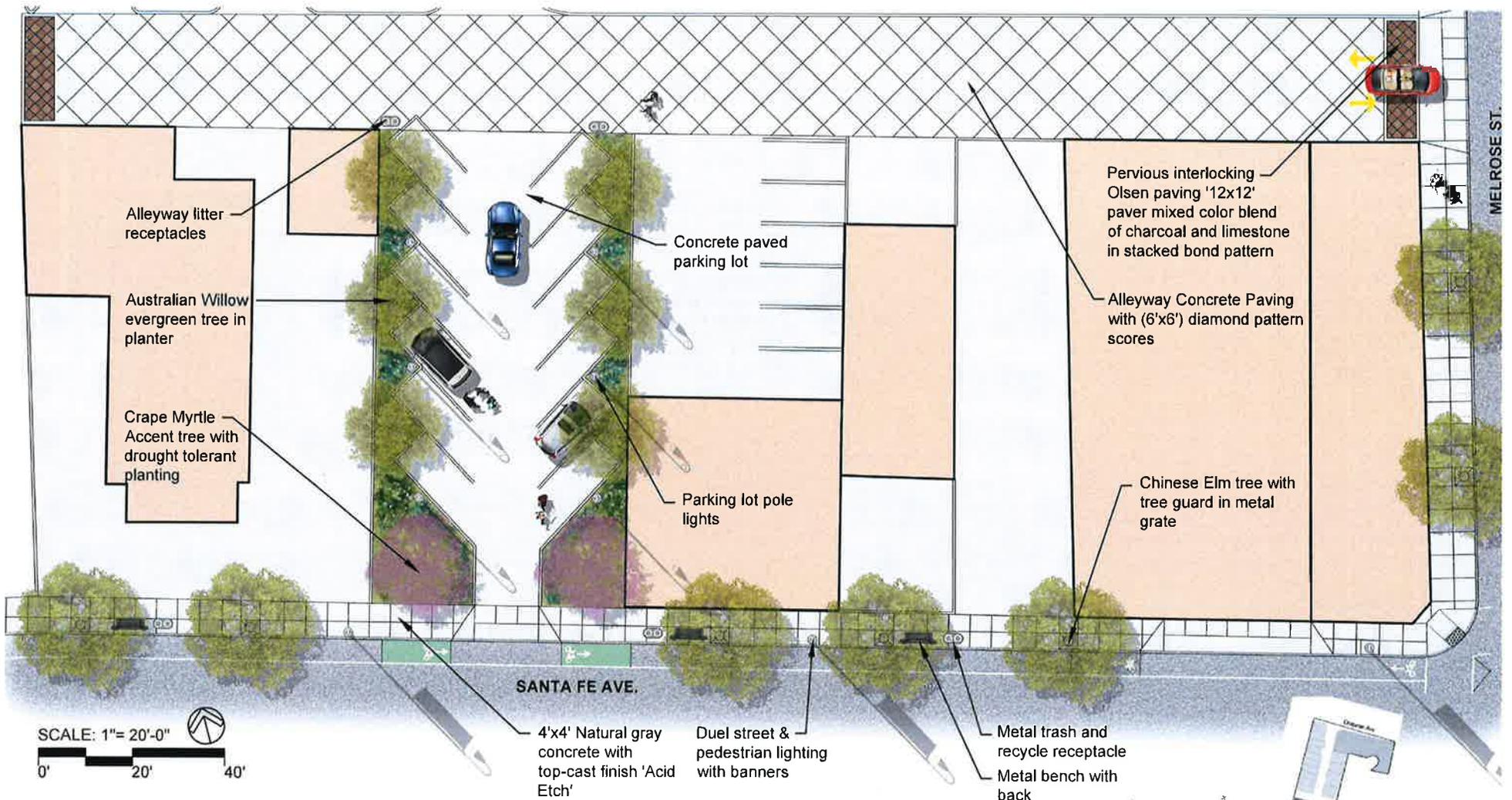
- Site Amenities Legend**
- Tree Grates
  - Backed Benches
  - Trash/Recycle Receptacles
  - Bike Rack
  - Bollards
  - Removable Bollards
  - Street/Pedestrian Lights with Banners
  - Decorative Traffic Signals
  - Mosaic Art Pieces
  - Cantilever Gateway Signage



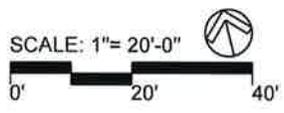
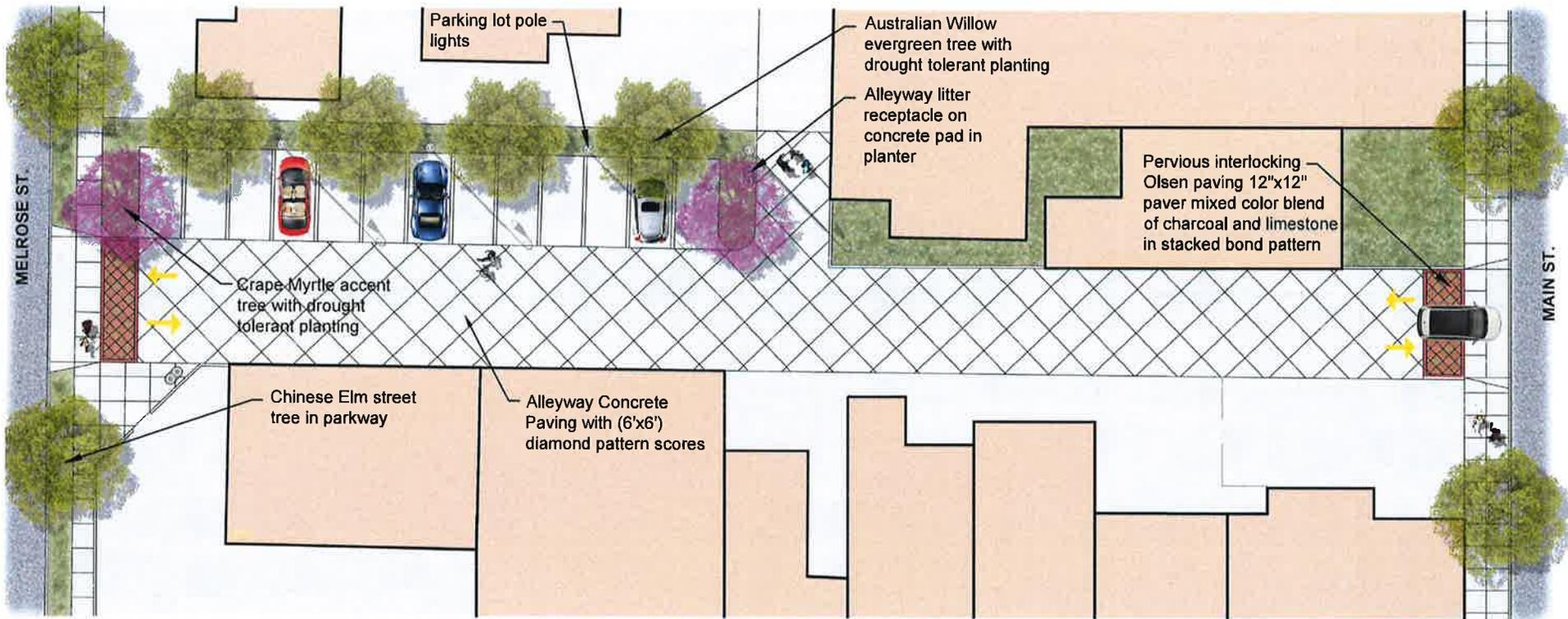
**Bradford Ave. - Center St. to Chapman Avenue**  
**Old Town Placentia**  
 Placentia, CA



KEY MAP



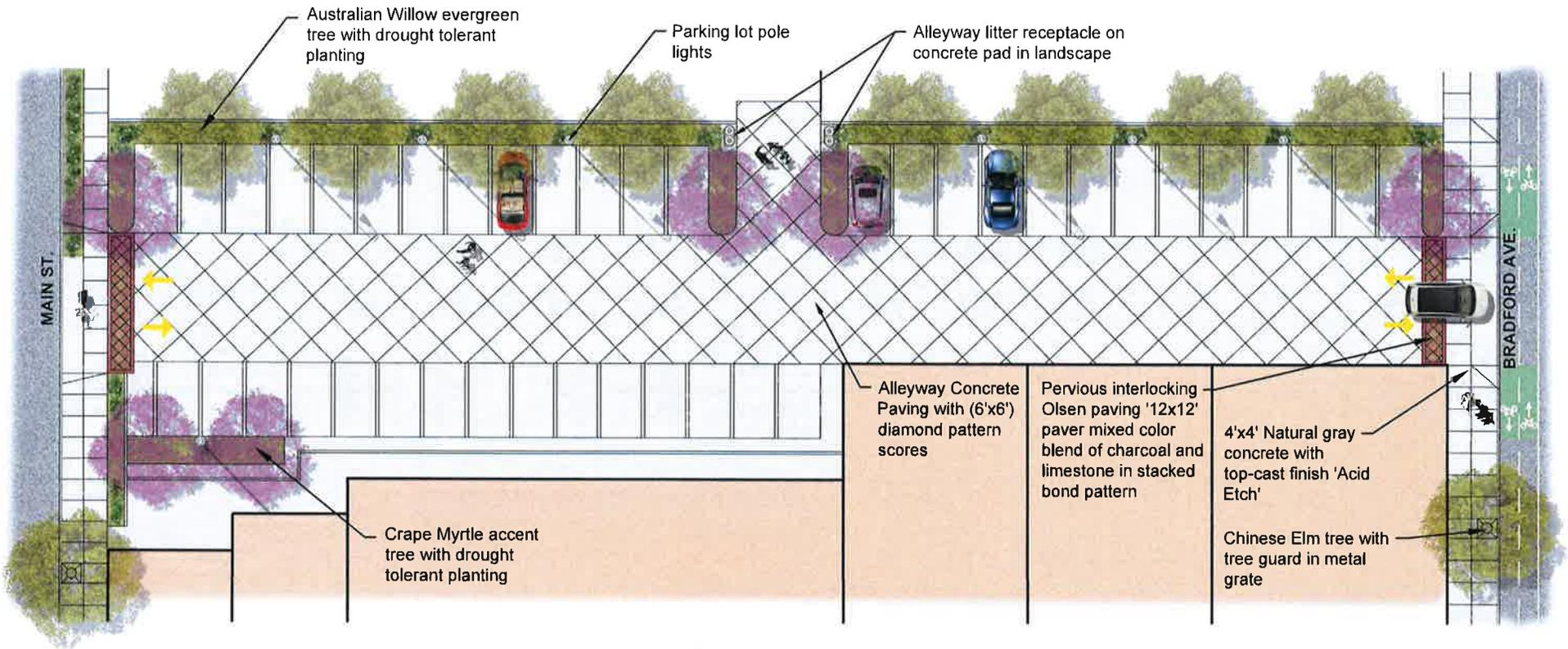
Enlargement A - Alleyway & Parking Lot  
 Old Town Placentia  
 Placentia, CA



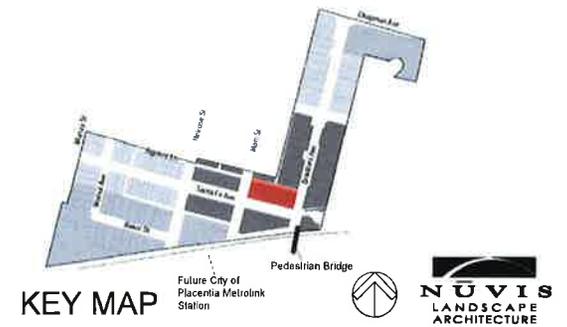
Enlargement B - Alleyway and Parking Lot  
 Old Town Placentia  
 Placentia, CA

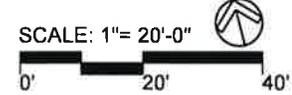
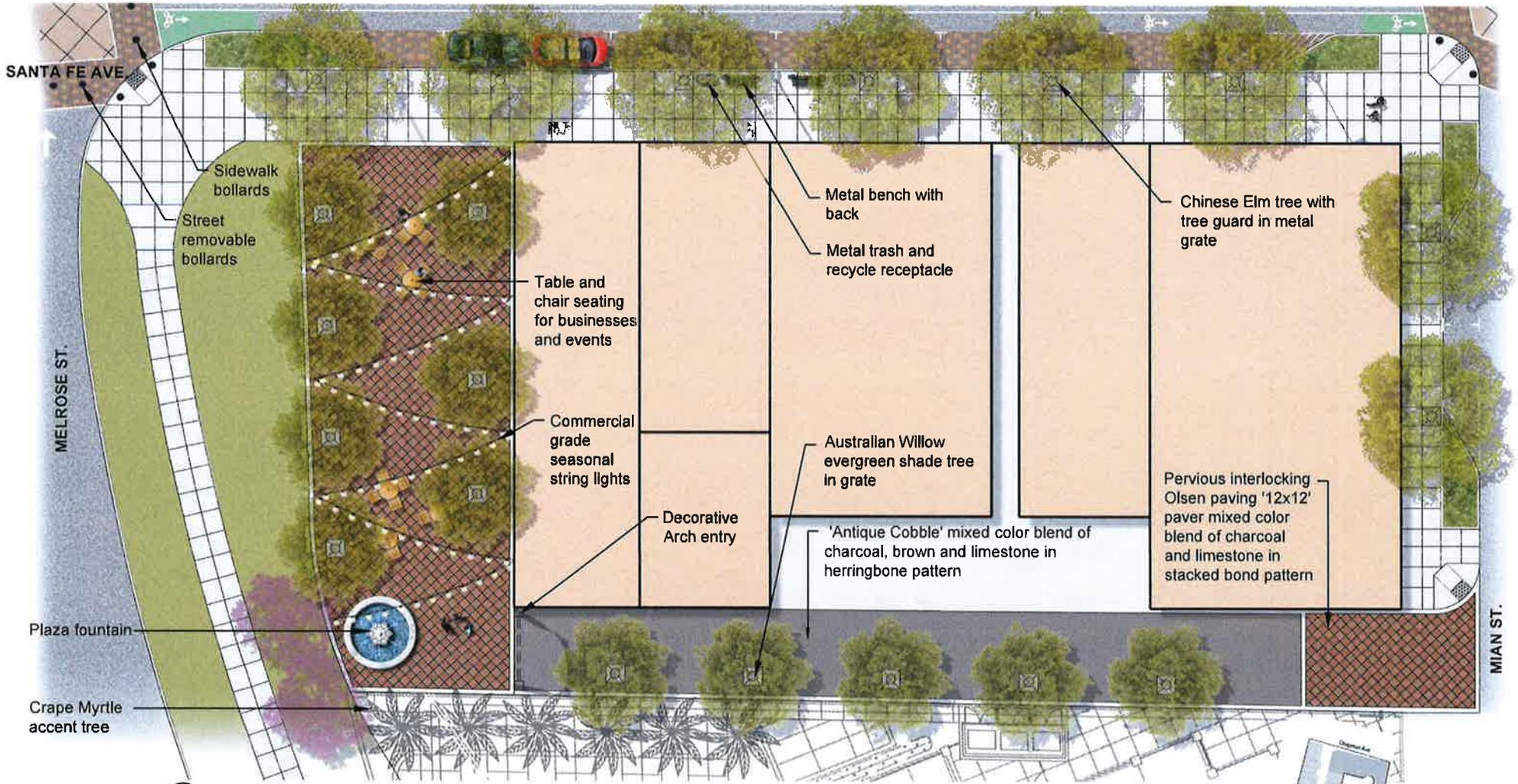


KEY MAP



Enlargement C - Alleyway and Parking Lot  
 Old Town Placentia  
 Placentia, CA





**PROPOSED PARKING STRUCTURE**

**Enlargement D - Plaza Space and Alleyway**  
**Old Town Placentia**  
 Placentia, CA

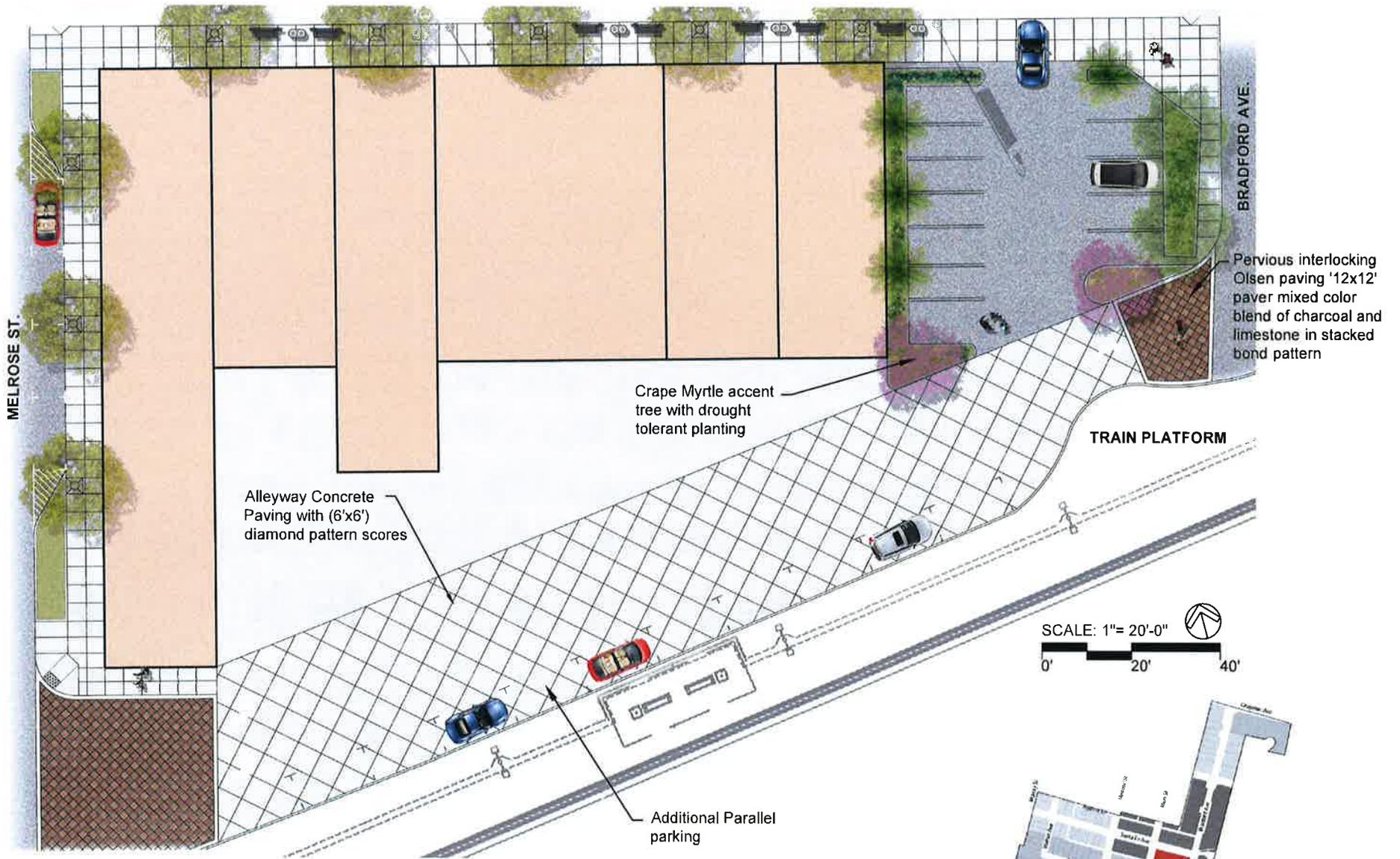
**KEY MAP**

Future City of Placentia Metrolink Station

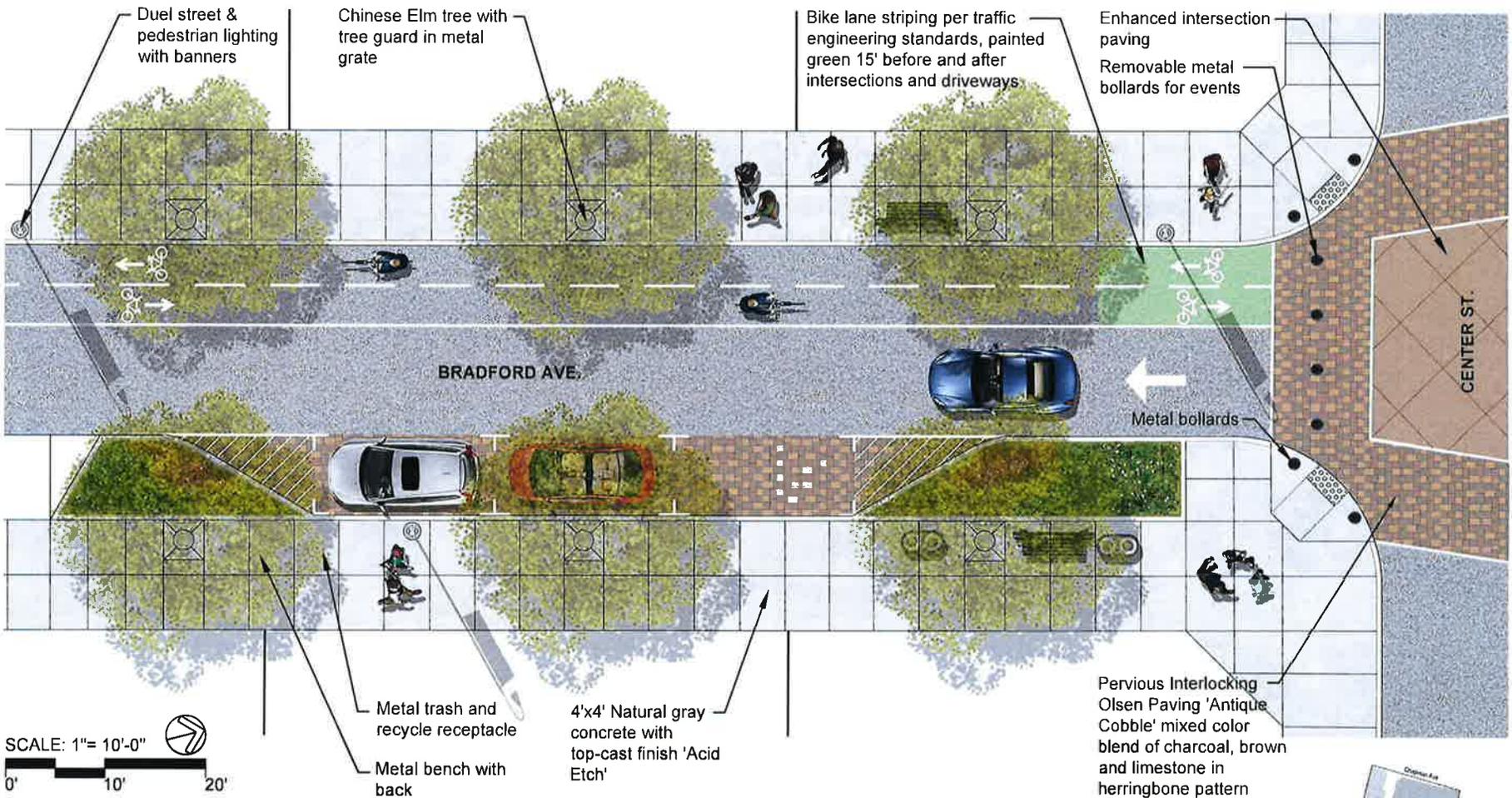
Pedestrian Bridge

**NUVIS**  
 LANDSCAPE ARCHITECTURE

**ATTACHMENT 2**  
**EXHIBIT A**



Enlargement E - One way street and Alleyway  
 Old Town Placentia  
 Placentia, CA



Enlargement F - Bradford Avenue  
 Old Town Placentia  
 Placentia, CA





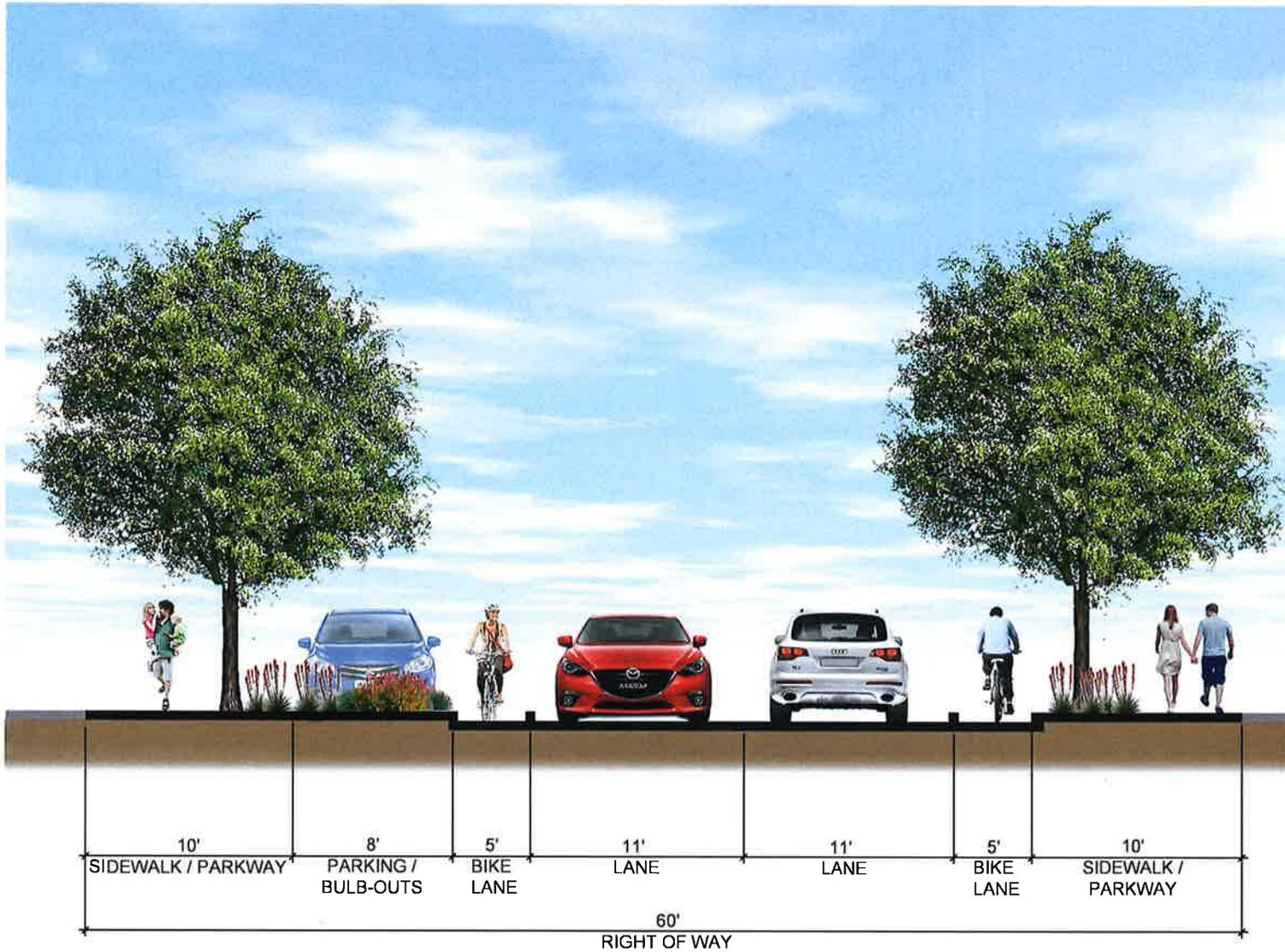
Simulation 1 - Bradford Avenue (Southbound)  
OLD TOWN PLACENTIA  
Placentia, CA



Simulation 2 - Bradford mid-way (Southbound)  
OLD TOWN PLACENTIA  
Placentia, CA

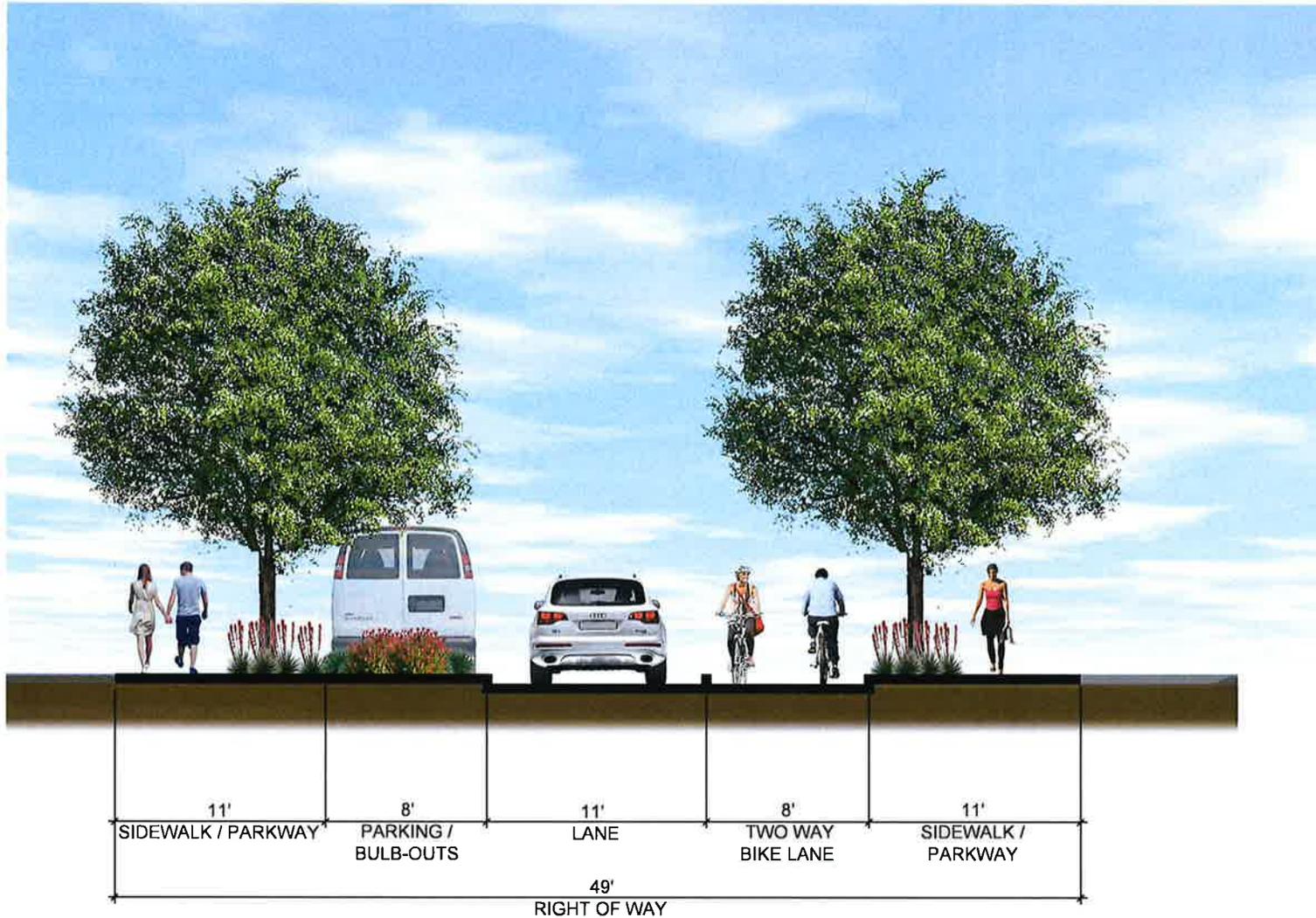


Simulation 3 (Alternative) - Santa Fe looking west  
**OLD TOWN PLACENTIA**  
Placentia, CA



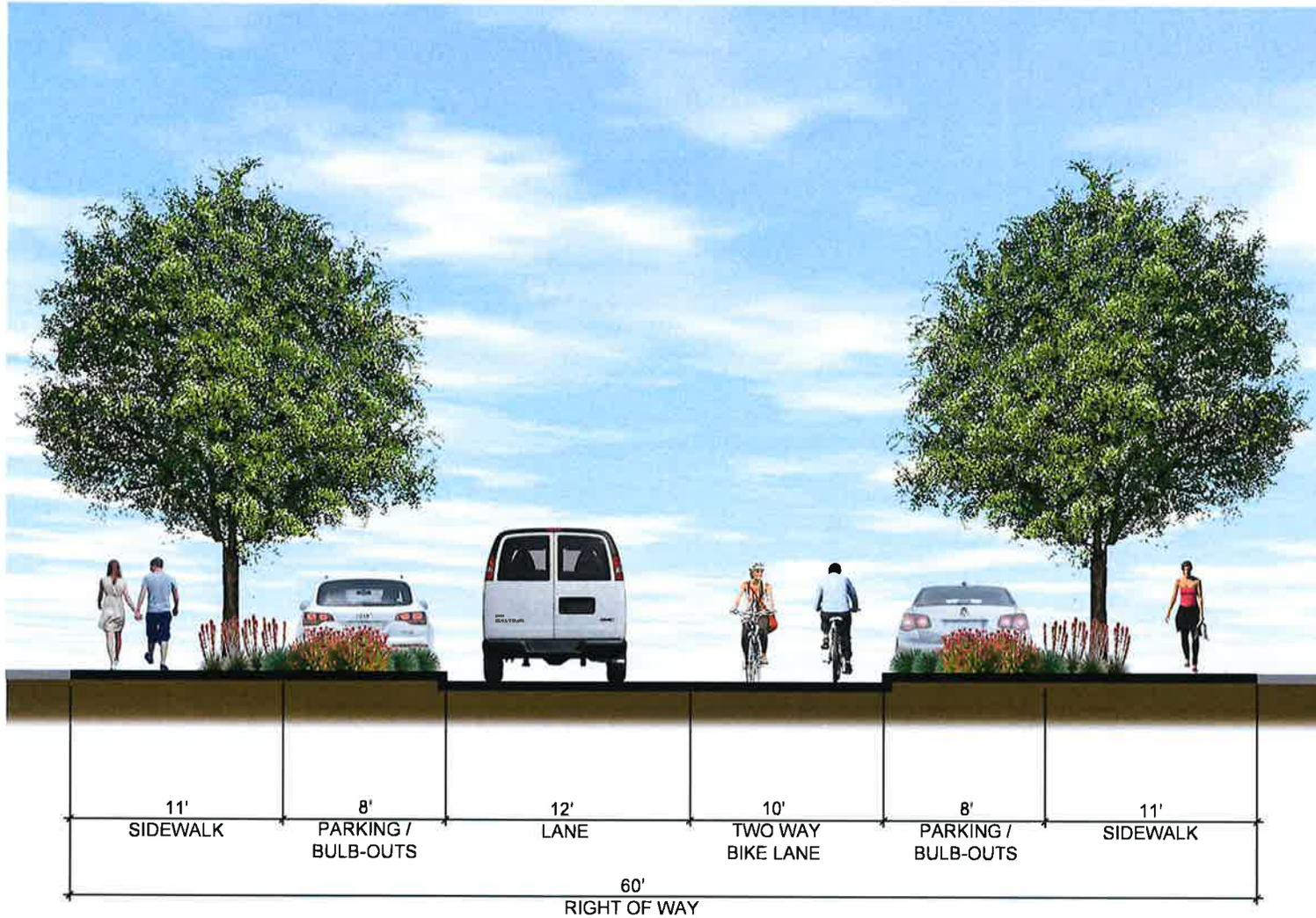
Section A - Bradford Avenue  
 OLD TOWN PLACENTIA  
 Placentia, CA

**BRADFORD AVENUE**  
 CHAPMAN AVE. TO CENTER ST. (SOUTHBOUND)



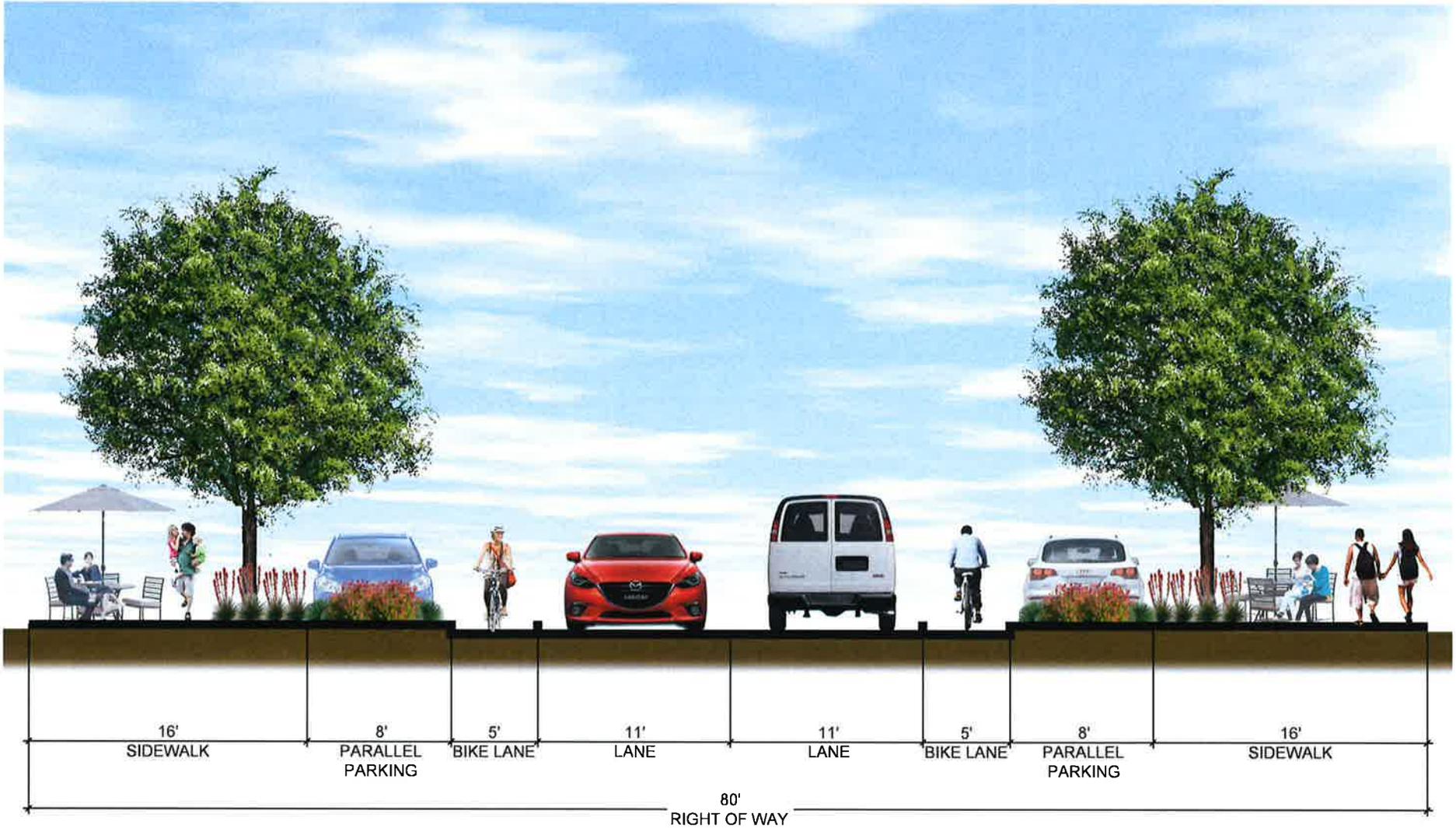
**BRADFORD AVENUE  
CENTER ST. TO SANTA FE AVE. (SOUTHBOUND)**

Section B- Bradford Avenue  
 OLD TOWN PLACENTIA  
 Placentia, CA



**SANTA FE AVENUE  
BRADFORD AVE. TO TO MAIN ST. (WESTBOUND)**

Section C - Santa Fe Avenue  
**OLD TOWN PLACENTIA**  
 Placentia, CA



**SANTA FE AVENUE  
MAIN ST. TO MELROSE AVE. (WESTBOUND)**

Section D - Santa Fe Avenue  
OLD TOWN PLACENTIA  
Placentia, CA



**ATTACHMENT 2  
EXHIBIT A**



**CBF-10**  
**DUCTILE-IRON CASTING**  
**RECYCLED SOLID STEEL BAR**

4' LENGTHS - STANDARD  
 6' AND 8' LENGTHS WITH INTERMEDIATE ARMREST

COLOR BLACK

**VICTOR STANLEY, INC.**  
 Manufacturers of Quality for Benchmark since 1848.

P.O. BOXED 308 - DUNSMIR, MD 20754 USA  
 TOLL FREE: (800) 363-2573 (USA & CANADA)  
 TEL: (201) 435-4300 - FAX: (410) 281-7519  
 WEB SITE: [HTTP://WWW.VICTORSTANLEY.COM](http://www.victorst Stanley.com)

\* ALL DIMENSIONS ARE IN INCHES \*

AVAILABLE OPTIONS:  
 POWDER COATING:  
 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,  
 CUSTOM COLORS (INCLUDING THE RAL RANGE)

LENGTHS:  
 STANDARD 4'  
 STANDARD 6'  
 STANDARD 8' LENGTH SHOWN

NOTES:  
 1. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.  
 2. DIMENSIONS NOT TO SCALE. DO NOT SCALE DRAWINGS.  
 3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, EPOXY, PHOSPHATIZED, PRIMERED, AND ELECTROSTATICALLY POWDER COATED WITH T.B.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PRIMERED AND COATED WHILE HOT TO FILL CRACKS AND BUILD COATING FILLS. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVOIDS 8-10 MILS (200-250 MICRONS).  
 4. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL RESIN IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.  
 5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.  
 6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.  
 7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.  
 8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

**CBF-10**  
 CLASSIC SERIES

BENCH WITH DUCTILE IRON END FRAMES  
 SHOWN: 6' STANDARD 2-FOOT LENGTH

COPYRIGHT 2010 VICTOR STANLEY, INC. ALL RIGHTS RESERVED  
 REV. 3/15/10 DRAWN: J.S.G. 2010-02

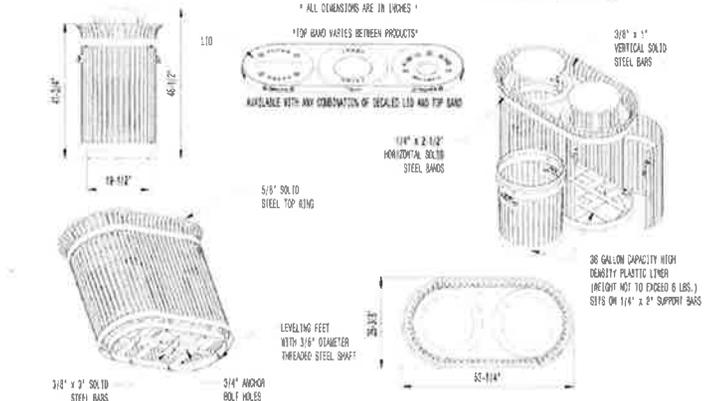
**BENCHES**  
**OLD TOWN PLACENTIA**  
 City of Placentia, CA



**SD-242**  
 SIDE DOOR OPENING  
 RECYCLED SOLID STEEL BAR  
 'RECYCLE' TOP STEEL BAND  
 TWO 36 GAL LINERS  
 DOME LIDS  
 COLOR BLACK

**Victor Stanley, Inc.**  
 4145 Corporate Dr. Quincy, MA 01906-1000

P.O. BOX 255 - QUINCY, MA 01906  
 TOLL FREE: (800) 368-2573 (USA & CANADA)  
 TEL: (508) 858-8300 - FAX: (410) 257-7319  
 WEB SITE: [HTTP://WWW.VICTORSTANLEY.COM](http://www.victorst Stanley.com)



**AVAILABLE OPTIONS:**  
**POWDER COATING**  
 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,  
 CUSTOM COLORS (INCLUDING THE RAL RANGE)  
**SECURITY**  
 STANDARD WITH LOCKABLE LATCH (AS SHOWN), AVAILABLE WITH OPTIONAL KEYS  
 LOCK KEY. LID BOLTED IN PLACE, AVAILABLE WITH OPTIONAL MOUNT WITH  
 3 IN. LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

**LIDS**  
 STANDARD WITH TAPERED FORMED LID. AVAILABLE WITH OPTIONAL DOME LID (AS SHOWN),  
 DOME LID WITH ASHTRAY, RAIN BUCKET LID, RAIN BUCKET LID WITH ASHTRAY, CONE LID,  
 CONE LID WITH SELF-CLOSING COVER, ENCLOSED DOME LID WITH ASHTRAY, CONE LID WITH  
 STAINLESS STEEL ASHTRAY, AND RECYCLE LIDS. ASHTRAYS AVAILABLE WITH  
 OPTIONAL ASHTRAY COVER.  
 CUSTOM PLAKES & DECALS  
 AVAILABLE WITH STEEL PLAKES IN VARIOUS SIZES AND PRESSURE SENSITIVE  
 VINYL OUTDOOR DECALS.

**NOTES:**  
 1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.  
 2. ALL FABRICATED METAL COMPONENTS ARE STEEL. SHEETMETAL, STAINLESS, PHOSPHATIZED, PRE-PAINTED, AND ELECTROSTATICALLY POWDER-COATED WITH P.O.D.C. POLYESTER POWDER  
 COATING. PRODUCTS ARE FULLY CLEANED AND PREPARED, PRIMED AND COATED INSIDE - OUT TO FULL SPECIFICATIONS AND BUILT FROM CRITICAL CONTROL POINTS ARE THEN FULLY COATED  
 TO MEET MANUFACTURER'S SPECIFICATIONS. THE FINISHES OF THE RECYCLING FINISH AVERAGE 8-10 MILS (200-250 MICRONS).  
 3. OUR IMPROVED BRONZE SUSPENDING AND STAINLESS STEEL PIVOT PINS FOR DOOR MOUNTING, STANDARD 3/16\"/>

**SD-242**

IRONSITE® SERIES

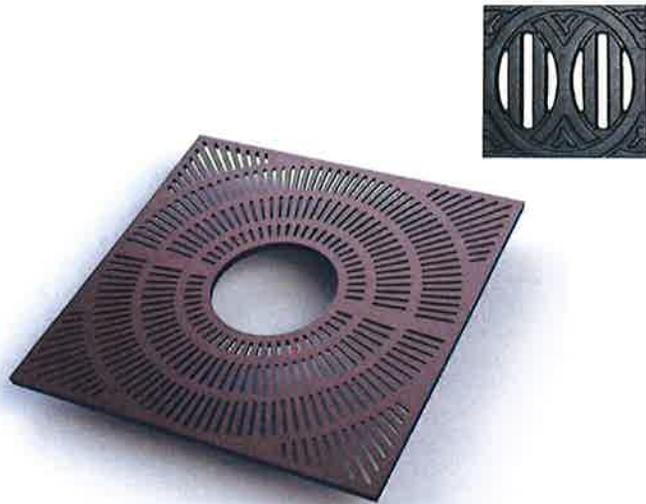
SIDE-DOOR RECYCLING STATION  
 SHOWN: (2) OPTIONAL DOME LID

COPYRIGHT 2015 VICTOR STANLEY, INC. ALL RIGHTS RESERVED  
 REV. 12/15/15 DRAWING C.O.B. 2015-1078

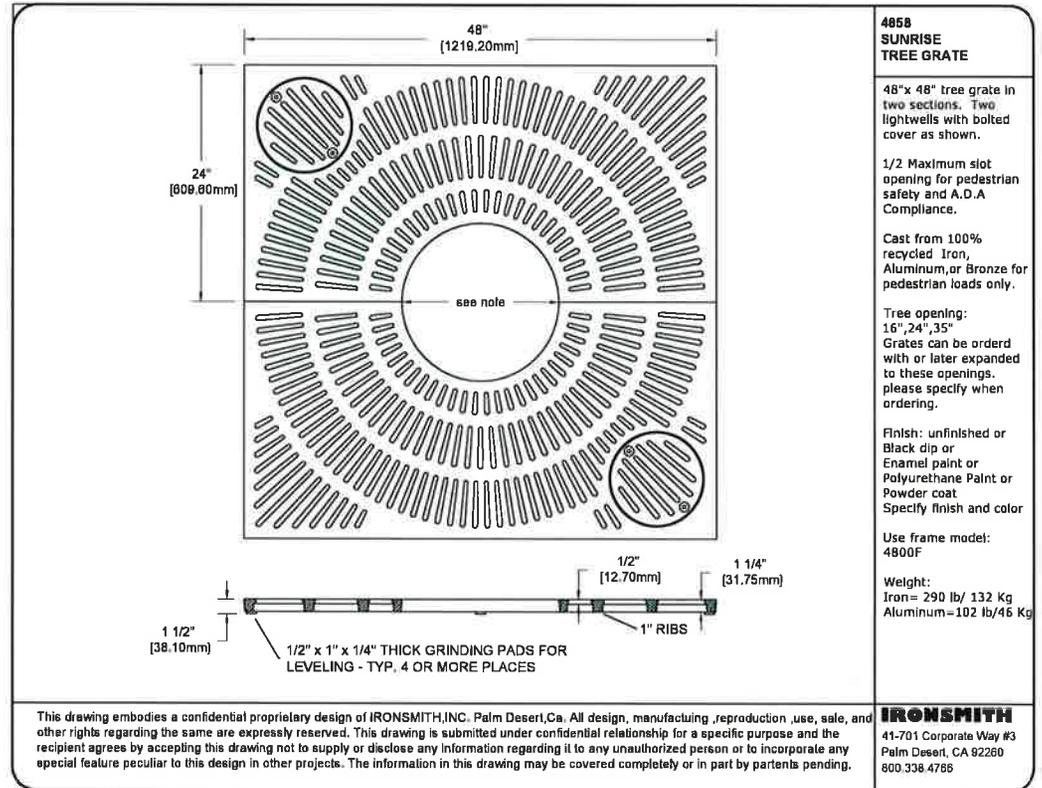
**LITTER RECEPTACLES**  
**OLD TOWN PLACENTIA**  
 City of Placentia, CA



**ATTACHMENT 2**  
**EXHIBIT A**



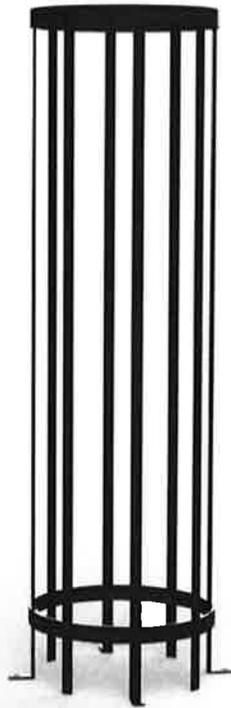
SUNRISE MODEL 48" SQUARE TREE GRATES  
 TREE OPENINGS TO BE 24" WITH OPTION FOR EXPANSION TO 35"  
 2 UP-LIGHTWELLS FLUSH OR BELOW GRADE  
 PLUMBED WITH CONDUIT TO ACCOMODATE APPROX. 4 PLUGS  
 COLOR TO BLACK POWDERED



**TREE GRATE**  
 OLD TOWN PLACENTIA  
 City of Placentia, CA



ATTACHMENT 2  
 EXHIBIT A



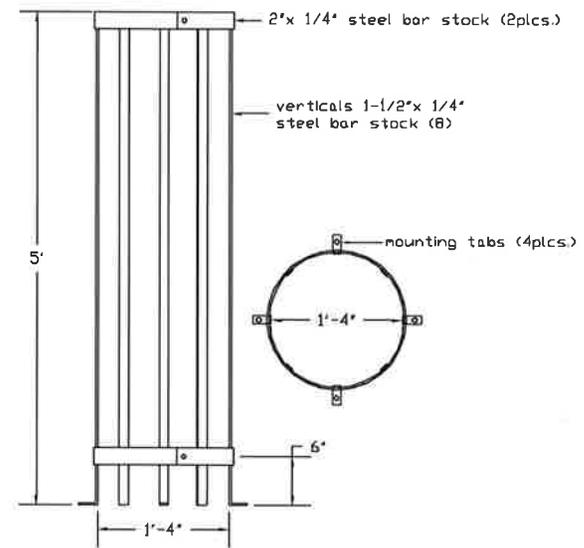
**M6 TREE GUARD**

BLACK POWDER  
COAT FINISH

**TREE GUARD**  
OLD TOWN PLACENTIA  
City of Placentia, CA

## TREE GUARD

### M-6



- Jig welded from hot rolled steel.
- Guards are constructed in halves and bolt together
- 60" height and 16" tree opening standard  
other dimensions available for additional cost
- Alternate attachment methods available
- All hardware provided by IRONSMITH
- Black powder coat standard finish  
other finish options available

**IRONSMITH TREE GUARDS**  
FOR LANDSCAPE ARCHITECTURE

(800) 338-4766

**IRONSMITH**  
ATTACHMENT 2  
EXHIBIT A



**SALEM - 9023**  
 35" HIGH / 15" BASE  
 FIXED OR REMOVABLE

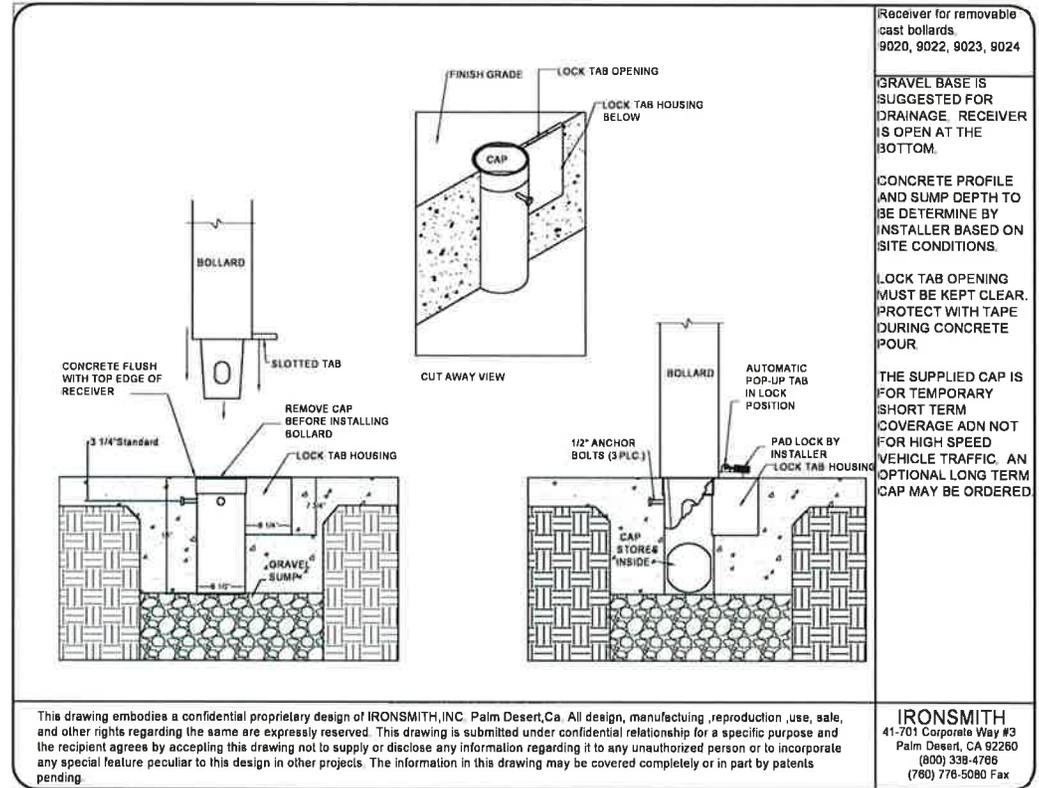
BLACK POWDER  
 COAT FINISH



FIXED INSTALL



REMOVABLE INSTALL



Receiver for removable cast bollards 9020, 9022, 9023, 9024

GRAVEL BASE IS SUGGESTED FOR DRAINAGE. RECEIVER IS OPEN AT THE BOTTOM.

CONCRETE PROFILE AND SUMP DEPTH TO BE DETERMINE BY INSTALLER BASED ON SITE CONDITIONS.

LOCK TAB OPENING MUST BE KEPT CLEAR. PROTECT WITH TAPE DURING CONCRETE POUR

THE SUPPLIED CAP IS FOR TEMPORARY SHORT TERM COVERAGE ADN NOT FOR HIGH SPEED VEHICLE TRAFFIC. AN OPTIONAL LONG TERM CAP MAY BE ORDERED

This drawing embodies a confidential proprietary design of IRONSMITH, INC. Palm Desert, Ca. All design, manufacturing, reproduction, use, sale, and other rights regarding the same are expressly reserved. This drawing is submitted under confidential relationship for a specific purpose and the recipient agrees by accepting this drawing not to supply or disclose any information regarding it to any unauthorized person or to incorporate any special feature peculiar to this design in other projects. The information in this drawing may be covered completely or in part by patents pending.

**IRONSMITH**  
 41-701 Corporate Way #3  
 Palm Desert, CA 92260  
 (800) 338-4766  
 (760) 776-5080 Fax

**BOLLARDS**  
 OLD TOWN PLACENTIA  
 City of Placentia, CA

**IRONSMITH**  
 ATTACHMENT 2  
 EXHIBIT A





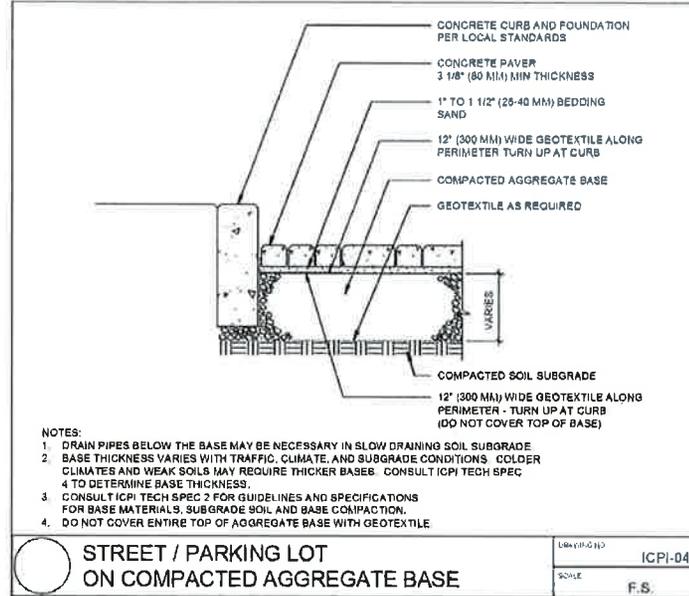


OLSEN PAVINGSTONE  
ANTIQUE COBBLE (FLAT TOP) PAVERS

80 MM THICKNESS  
RECTANGLES ONLY 8.25" X 5.5" SIZE  
HERRINGBONE PATTERN  
SET ON COMPACTED AGGREGATE BASE  
NO GROUT FOR PERMEABILITY



COLOR MIX:  
20% LIMESTONE  
30% CHARCOAL  
50% BROWN

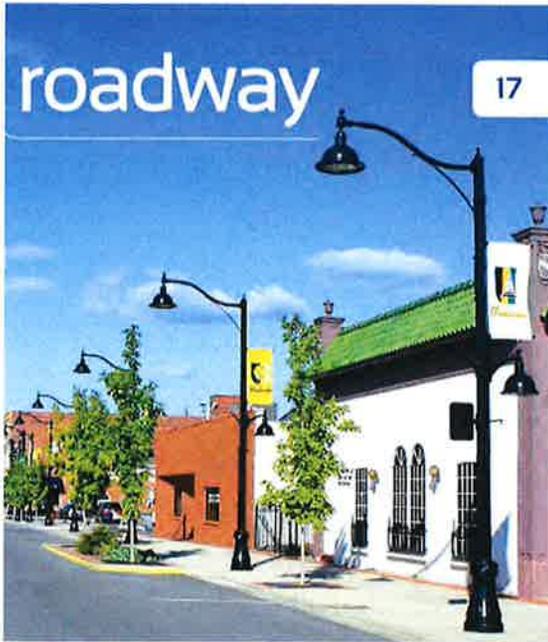


STANDARD GREY CONCRETE PAVING  
FINISH TO BE GRACE TOP CAST ACID ETCH 03  
  
(SEE PLANS FOR SCORE LINES & EXPANSION  
JOINT PATTERNS)

**GRACE**

# INTERLOCKING PERVIOUS PAVERS & CONCRETE PAVING

OLD TOWN PLACENTIA  
City of Placentia, CA



roadway

17



OMEGA  
LED LUMINAIRE FAMILY



BANNER ARMS  
BUILDING SIDE OF POLE



WREATH HOOKS  
BOTH SIDES OF POLE



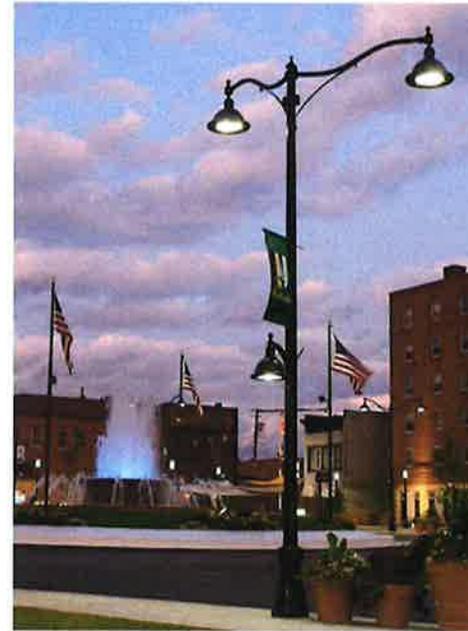
FLAG MOUNTS  
STREET SIDE OF POLE



RECEPTACLES  
GFI IN BASE WITH COVER



SPEAKER HUBS  
AUDIO CAPABILITY



omega®

Omega® is a timeless but modern luminaire with a wide choice of luminaire options. From the standard globe lighting, to a wide range of architectural styles, Omega® offers a wide range of options to suit your project. In the past, Omega® has been used in a wide range of applications, including historic and modern developments.



Globe

Dome

Bowl

roadway

Stenberg Lighting has an impressive collection of roadway poles to choose from. The poles are made of heavy-duty steel and are available in a wide range of heights and configurations. The poles are designed to be durable and long-lasting. The poles are also available in a wide range of finishes and colors. The poles are also available in a wide range of heights and configurations.

DETAILS

- All poles are made of heavy-duty steel.
- All poles are painted in a wide range of colors.
- All poles are available in a wide range of heights.
- All poles are available in a wide range of configurations.
- All poles are available in a wide range of finishes and colors.
- All poles are available in a wide range of heights and configurations.



Miniature



Miniature

FIGURE 1

**STREET LIGHTING**  
OLD TOWN PLACENTIA  
City of Placentia, CA



ATTACHMENT 2  
EXHIBIT A

# 153LED OMEGA SERIES



### Optics

The luminaire shall be provided with individual refractor type optics applied to each LED. The luminaire shall provide Type \_\_\_\_\_ (2, 3, 3K, 4 or 5) light distribution per the IESNA classification. Testing shall be done in accordance with IESNA LM-79.

### Electronic Drivers

The LED driver shall be U.L. recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be dimmable using a 0-10V signal.

For sources over 50W, The driver shall have a minimum efficiency of 90%. The driver shall be rated at full load with THD < 20% and a power factor of greater than 0.90. The driver shall contain over heat protection which reduces output to less than half rating if the case temperature reaches 85°C.

For sources under 50W, The driver shall have a minimum efficiency of 94%.

### Photocontrols

**Button Style:** On a single assembly the photocontrol shall be mounted on the fixture and pre-wired to driver. On multiple head assembly's the photocontrol shall be mounted in the pole shaft on an access plate. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 15 footcandles with a turn off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

**Twist Lock Style:** The photocontrol shall be mounted externally on the fixture and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-6 second turn off, and shall turn on at 15 footcandles with a turn off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

### Warranty

Seven year limited warranty. See product and finish warranty guide for details.

### FINISH

Refer to website for details.

### Fixtures

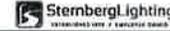


### Options



555 Lawrence Ave., Roselle, IL 60172  
info@sternberglighting.com  
www.sternberglighting.com

STREET LIGHTING  
OLD TOWN PLACENTIA  
City of Placentia, CA



LED Ornamental Bollards

12-653A

# 770LED BIRMINGHAM LIGHTED BOLLARD SPECIFICATIONS

### GENERAL

The Model 770LED decorative lighted bollard shall be cast aluminum, one-piece construction. The 16" diameter cast aluminum base shall be constructed with a 7 1/4" diameter smooth finished cast aluminum shaft. The bollard shall be Sternberg Lighting #770LED lighted bollard or #770LED-QR quick release lighted bollard. The bollard shall be U.L. or E.T.L. listed in U.S. and Canada.

### CONSTRUCTION

The base shall be designed with a tall and smoothly curved pedestal bottom section and transition to a tall twelve flute vertical base section and be made of heavy wall, alloy cast aluminum. It shall have a 1" thick floor cast as an integral part of the base. The bollard cap shall be welded in place. The overall height of the bollard shall be 51".

### ELECTRICAL/LED

The optical assembly shall be constructed of twelve (12) fluted openings with a white acrylic lens. The LED light source shall have an IP65 rated assembly. The assembly shall consist of highly efficient, four (4) optional three (3) fluted extended aluminum heat sink, four (4) optional three (3) LED boards with 6 each high brightness LEDs and a sealed acrylic tube. The bollard shall be supplied with electrical surge protection in accord with IEEE/ANSI C62.41.2 and shall be U.L. or E.T.L. listed in U.S. and Canada. The 1 LED lighted bollard shall have an L70 expected life of 70,000 hours with the LED life ratings determined in accordance with IESNA LM-80. The electronic LED driver shall be a U.L. Recognized, constant current design with THD < 20%.

### QUICK RELEASE MOUNTING (Optional)

The Model 770LED-QR shall have a quick release option which allows quick removal of the bollard for convenience or emergency access. The basal portion shall be made of aluminum extrusion and shall have a keyway and flexible connection system for securing to bollard. The bollard shall have a molded extension and anti-tamper key and padlock slot. The quick release system shall allow for a flush post-mount installation after temporary bollard removal.

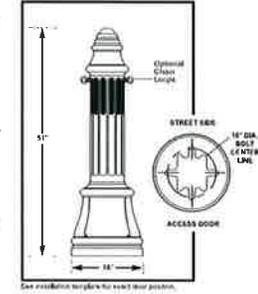
### FINISH

Prior to coating, each assembly shall be chemically cleaned and etched in a 3-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-fluorocarbon scaling to ensure maximum resistance and excellent adhesion for the finish coating. The finish coating shall be electrostatically applied semi-gloss, super durable poly ester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Venetian Bronze finish and Swedish Iron finish are hand finished using a 3-step process. The total assembly shall be wrapped in shockproof wrapping or fully enclosed in corrugated cartons.

### INSTALLATION

Four hot dipped galvanized "L" type anchor bolts shall be provided with the post for non-quick release bollard installation. Quick release anchorage requires no anchor bolts. A door shall be provided for wiring and anchor bolt access. It shall be secured with tamper-proof, stainless steel hardware. Bollard will be provided with a mounting stud mounted on the base. (Not opposite the access door)

**WARRANTY:** Seven (7) year limited warranty. See product and finish warranty guide for details.



## BUILDING A PART NUMBER PART NUMBER SELECTIONS

BOLLARD MODEL	OPTIONAL CHAIN LOOP	LIGHT SOURCE	DRIVER	OPTIONS	FINISH	MODELS	LIGHT SOURCES	STANDARD FINISHES*	RT	WBK	CD	TT	STERNBERG SELECT FINISHES
770LED	CL1	3545TLC/A	ML	PTB	VU	770LED 770LED-QR	3580TLC 30W 4500K Type V 4545TLC 30W 4500K Type V MGL - Deming 100-277V 4535TLC 30W 3500K Type V	• BKT Black Textured • WHT White Textured • PGT Park Green Textured • ARZT Architectural Medium Bronze Textured • DBT Dark Bronze Textured *Each finish is available upon request	• Rust • WBR Weathered Brown • CR Cedar • WBK Weathered Black • TT Two Tone	• VEG Venetian Green • SI Swedish Iron • DWGT Dark Wash Gray Textured	• PE1C PhotoCell-Bornel 120 Volt • PE2C PhotoCell-Bornel 208-277 Volt • PE1E PhotoCell-Electronic 120 Volt • PE2E PhotoCell-Electronic 208-277 Volt • LP Low Power/Reduced Output 11W (35 TLC only)	• FHD Dual Fuses and Holder • GFI Ground Fault Interrupter Duplex Outlet	• PE1C PhotoCell-Bornel 120 Volt • PE2C PhotoCell-Bornel 208-277 Volt • PE1E PhotoCell-Electronic 120 Volt • PE2E PhotoCell-Electronic 208-277 Volt • LP Low Power/Reduced Output 11W (35 TLC only)



\*NOTES  
1. All finishes are only listed in U.S. or E.T.L. Refer to website for details.



555 Lawrence Ave., Roselle, IL 60172 • 847-588-3400 • Fax 847-588-3440  
www.sternberglighting.com Email: info@sternberglighting.com



Sternberg Lighting

ATTACHMENT 2  
EXHIBIT A



REPRESENTATIVE ABOVE INSTALLATION AT PECK ROAD & VALLEY BLVD



TRAFFIC SIGNAL ELEMENTS TO INCLUDE:

- POLES
- MAST ARMS
- PUSH BUTTON
- SIGN
- PEDESTRIAN COUNT DOWN MODULE
- LUMINAIRE
- COLOR TO BE BLACK

REFLECTORIZED STREET NAME SIGN

**TRAFFIC SIGNAL POLES**  
**OLD TOWN PLACENTIA**  
 City of Placentia, CA

**valmont STRUCTURES**

**ROUND TAPERED STEEL Fluted FL30**

Job Name	City	State	County
Job Location	City	State	County
Project No./Job No.	City	State	County

**SPECIFICATIONS:**

**Fluted** - The pole shaft conforms to ASTM A596 Grade A or A572 Grade 55 with a constant linear taper of 0.14 inch.

**Fluting Process** - The tapered shafts are cold rolled over a precision hardened steel mandrel to form the desired flute shape. The flutes are uniform and equally spaced throughout the process. The termination of the flutes is no greater than 1/8" true transition into the round section of the shaft. The results of the fluting process are flutes with architecturally pleasing reduced terminations and crisp uniform flutes.

**Linear Flute Layout** - Flutes start and stop to ensure decorative nut covers and anchor base connection fit a smooth round diameter. Flute start and stop locations should be specified.

**Fluted** - A decorative spear fluted with hardware is provided.

**Luminaire Arm** - Luminaire arms are made from 2" schedule 40 pipe (2.375" O.D.) with a minimum yield strength of 28,000 psi. Double luminaire arms are oriented 180° apart. For other orientations and spool options please consult factory.

**Luminaire Arm Attachment** - Connection allows arm to be erected and held in place by gravity and secured by a single bolt.

**Handhole** - A covered handhole and grounding provision with hardware is provided.

**Nut Covers** - Decorative anchor bolt nut covers with hardware are provided.

**Base Covers** - Optional decorative base covers available as special order.

**Anchor Base** - The anchor base (base plate) conforms to ASTM A36.

**Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized or zinc plated carbon steel or stainless steel.

**Hardware** - All structural fasteners are galvanized high strength carbon steel. All non structural fasteners are galvanized or zinc plated carbon steel or stainless steel.

**Finish** - Standard finishes are galvanized, prepainted or any of Valmont's VPRO™ Protection Systems. Additional finish options available upon request.

**Design Criteria** - Please reference Design Criteria Specification for appropriate design conditions.

**Fluted Tapered Steel**

**Fluted**

**Fluted Tapered Steel**

VALMONT INDUSTRIES, INC. 1881 N. 28TH STREET, PO BOX 228, VALLEY, NE 68688 USA 402 825 3888 VALMONTSTRUCTURES.COM

**valmont STRUCTURES**

**WASHINGTON Fluted Tapered/Non-Tapered Aluminum**

Job Name	City	State	County
Job Location	City	State	County
Project No./Job No.	City	State	County

**SPECIFICATIONS:**

**Pole** - The pole shaft is either spun or extruded from 6063 alloy aluminum.

**Pole Top** - A pole top plate and lumen are provided for top mount luminaire and/or bracket. A removable fin is available for poles receiving drilling patterns for side mount luminaire arm assemblies.

**Structural Base** - The structural base is cast from 305 alloy aluminum and provided with a 4.00" wide x 5.57" tall access door. A grounding provision with hardware is provided. The pole is inserted and welded into the structural base casting. The completed assembly is heat-treated to a T6 temper after the structural welding is complete.

**Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

**Finish** - The standard finish for the pole assembly and components is a polyester powder applied coating in accordance with Valmont's Specifications. Additional finish options available upon request.

**Design Criteria** - Please reference Design Criteria Specification for appropriate design conditions.

**Fluted Tapered Steel**

**Fluted Tapered Steel**

**Fluted Tapered Steel**

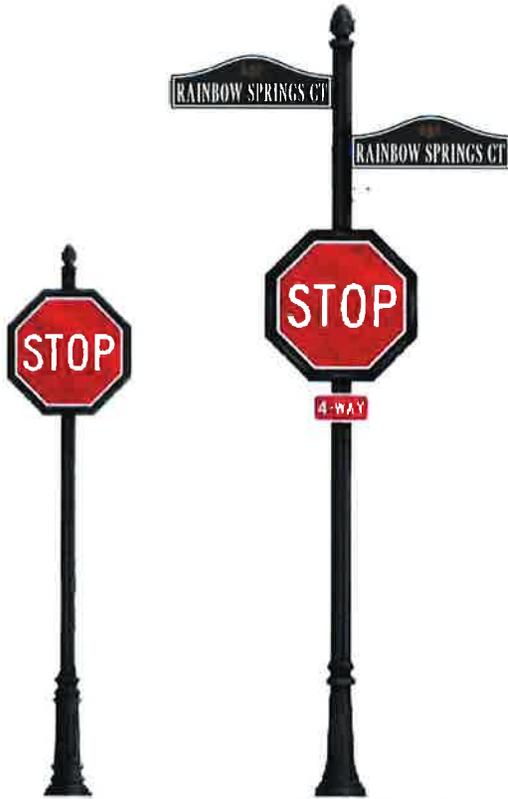
VALMONT INDUSTRIES, INC. 1881 N. 28TH STREET, PO BOX 228, VALLEY, NE 68688 USA 402 825 3888 VALMONTSTRUCTURES.COM



WASHINGTON 8'16" ALUMINUM

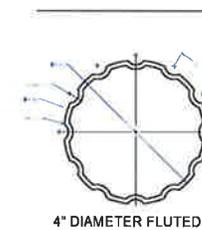


14 FT  
13 FT  
12 FT  
11 FT  
10 FT  
9 FT  
8 FT  
7 FT  
6 FT  
5 FT  
4 FT  
3 FT  
2 FT  
1 FT



**Part Name: Acorn Finial**

Identification Number: FN-0103  
Height: 6 1/2"  
Width: 4 1/4"  
Application: Fits 3" diameter post  
Finish: Powder coat finish (standard gloss black)  
Hardware Requirements: 3) 1/4-20 x 1/4" stainless set screws



**Specifications**

**Material:**  
Extruded Aluminum

**Alloy:**  
6063

**Tolerance:**  
+/-0.020"

**Wall Thickness:**  
0.128" +/-0.010"

**Symmetry:**  
Shape is symmetrical about center lines

**Estimated Weight:**  
3" Diameter: 1.34 lbs/ft  
4" Diameter: 1.91 lbs/ft

**Finish:**  
Black Powder Coat (Custom and Mill Finish Available)

**Warranty:**  
1 Year Limited Manufacturer Warranty From Date of Purchase

**Part Name: Classic Base**

Identification Number: BS-04D  
Height: 35"  
Width/Footprint: 11"  
Application: Fits 4" diameter post  
Weight: - lb.  
Finish: Powder coat finish (standard gloss black)  
Hardware Requirements: 3) 1/4-20 x 1/4" stainless set screws



**COLOR**

POLES, BRACKETS, SCROLLS, ARMS, AND BASES  
TO BE POWDER COATED GLOSS BLACK

**STREET SIGNS**  
OLD TOWN PLACENTIA  
City of Placentia, CA



ATTACHMENT 2  
FXHIRT A



**PRIMARY CANOPY STREET TREE**

*Ulmus parvifolia* 'Drake'  
Drake Chinese Elm

35'-45' Height  
35'-50' Spread  
Moderate Water Use



**MEDIUM EVERGREEN SHADE TREE**

*Geijera parviflora*  
Australian Willow

30' Height  
20' Spread  
Low Water Use



**COLORFUL FLOWERING ACCENT TREE**

*Lagerstroemia indica*  
Crape Myrtle

25' Height  
15' Spread  
Moderate Water Use

**TREES**

OLD TOWN PLACENTIA  
Placentia, CA



LANDSCAPE  
ARCHITECTURE

ATTACHMENT 2  
EXHIBIT A

## SHRUBS, GROUNDCOVERS & ACCENTS

The plant palette was developed using tools such as UC Davis' Water Use Classification of Landscape Species (\*WUCOLS IV) <http://ucanr.edu/sites/WUCOLS/> to select plants that have low or very low water use for the City of Placentia bioregion and are durable, longer-lived, and require low levels of maintenance. For example, Callistemon, Hesperaloe, Lantana, Myoporum, and Rosmarinus all have low or very low water use and are evergreen, durable, commercially available, low-maintenance shrub species which are appropriate for street medians and right-of-ways. Alternatively, Agave, Dasyliirion, Sedum, Senecio, and Yucca hybrids are low and very low water use succulents and accents which can create bold striking landscapes when paired with cobble and rock blankets.

Efficient and minimal water use for public landscapes is now a State-wide requirement due to multiple years of low annual rainfall levels in California. Successful landscape solutions are those which combine low and very low water use plants with non-living landscape materials like stabilized decomposed granite, rock and cobble blanket (both loose and stabilized with concrete), wood mulch, concrete pavers, permeable concrete, and other innovative sustainable materials.

This palette was specifically selected for medians and right-of-ways to create water-efficient landscape solutions which provide visual interest for both pedestrian and motorists.

Although not illustrated in this Streetscape Master Plan, landscape lighting features will be constructed with the streetscape improvements. Lighting improvements would include up-lighting landscape or other streetscape features. In addition, floor-mounted electrical outlets will be installed with the streetscape improvements as well. The final locations and quantities of these outlets will be determined during the final engineering design phase.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Water Use*</i>	<i>Spacing</i>
<b>SHRUBS</b>			
Bougainvillea 'Rosenka'	Dwarf Bougainvillea	Low	36"
Callistemon 'Little John'	Dwarf Bottlebrush	Low	24"
Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Ranger	Low	30"
Nandina domestica 'Nana'	Dwarf Heavenly Bamboo	Low	12"
Punica granatum 'Nana'	Dwarf Pomegranate	Low	24"
Rhaphiolepis indica 'Ballerina'	Dwarf Indian Hawthorne	Low	30"
Teucrium chamaedrys	Germander	Low	18"
Westringia frutescens	Coast Rosemary	Low	36"
Xylosma congestum	Shiny Xylosma	Low	48"
<b>GROUNDCOVERS</b>			
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Low	36"
Carissa macrocarpa 'Tomlinson'	Dwarf Natal Plum	Low	36"
Ceanothus 'Diamond Heights'	Diamond Heights Ceanothus	Low	30"
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	Low	48"
Gazania rigens 'Sun Gold'	Sun Gold Gazania	Low	18"
Myoporum parvifolium	Myoporum	Low	48"
Rosmarinus o. 'Huntington Carpet'	Rosemary	Low	42"
<b>SUCCULENT ACCENTS</b>			
Agave desmettiana	Variiegated Smooth Agave	Very Low	42"
Agave amer. v. medio-picta 'Alba'	White-Striped Century Plant	Very Low	48"
Agave 'Blue Glow'	Blue Glow Agave	Very Low	42"
Aloe 'Blue Elf'	Blue Elf Aloe	Low	12"
Crassula argentea 'Crosby's Compact'	Compact Jade	Low	30"
Dasyliirion wheeleri	Spoon Yucca	Very Low	30"
Hesperaloe parviflora	Red/Yellow Yucca	Very Low	18"
Portulacaria afra 'Prostrate Form'	Dwarf Elephant's Food	Very Low	36"
Sedum 'Verde Yellow'	Verde Yellow Sedum	Low	24"
Sedum adolphii 'Firestorm'	Golden Sedum	Low	18"
Senecio mandraliscae	Blue Dicks	Low	18"
Senecio serpens	Blue Chalksticks	Low	12"
Yucca filamentosa 'Bright Star'	Adam's Needle	Very Low	24"

\*Water use information was determined by consulting UC Davis' Water Use Classification of Landscape Services Species (WUCOLS IV) <http://ucanr.edu/sites/WUCOLS/>

## SHRUB PALETTE

### OLD TOWN PLACENTIA

Placentia, CA



ATTACHMENT 2  
EXHIBIT A

## SHRUBS



*Bougainvillea 'Rosenka'*  
Dwarf Bougainvillea



*Callistemon 'Little John'*  
Dwarf Bottlebrush



*Leucophyllum frutescens*  
Texas Ranger



*Nandina domestica 'Nana'*  
Dwarf Heavenly Bamboo



*Punica granatum 'Nana'*  
Dwarf Pomegranate



*Raphiolepis i. 'Ballerina'*  
Dwarf Indian Hawthorne



*Teucrium chamaedrys*  
Germander



*Westringia frutescens*  
Coast Rosemary



*Xylosma congestum*  
Shiny Xylosma

## GROUNDCOVERS



*Arctostaphylos 'Pacific Mist'*  
Pacific Mist Manzanita



*Ceanothus 'Diamond Heights'*  
Diamond Heights Lilac



*Gazania lin. 'Colorado Gold'*  
Sun Gold Gazania



*Myoporum parvifolium*  
Myoporum



*Rosmarinus off. 'Hunt, Carpet'*  
Trailing Rosemary

## SUCCULENTS



*Agave desmettiana*  
Variegated Smooth Agave



*Aloe rudikoppe 'Little Gem'*  
Little Gem Aloe



*Dasylirion wheeleri*  
Spoon Yucca



*Sedum adolphii 'Firestorm'*  
Golden Sedum



*Senecio serpens*  
Punk Pickle

# SHRUB PALETTE IMAGERY

OLD TOWN PLACENTIA

Placentia, CA



ATTACHMENT 2  
EXHIBIT A

# Public Financing Authority (PFA) of the Placentia Enhanced Infrastructure Financing District (EIFD) Infrastructure Financing Plan (IFP) Draft Amendments



CITY OF PLACENTIA  
COUNTY OF ORANGE  
MAY 14, 2024



1601 N. Sepulveda Blvd., #382  
Manhattan Beach, CA 90266  
TEL: 424-297-1070 | URL: [www.KosmontFinancial.com](http://www.KosmontFinancial.com)

# PLACENTIA EIFD BACKGROUND

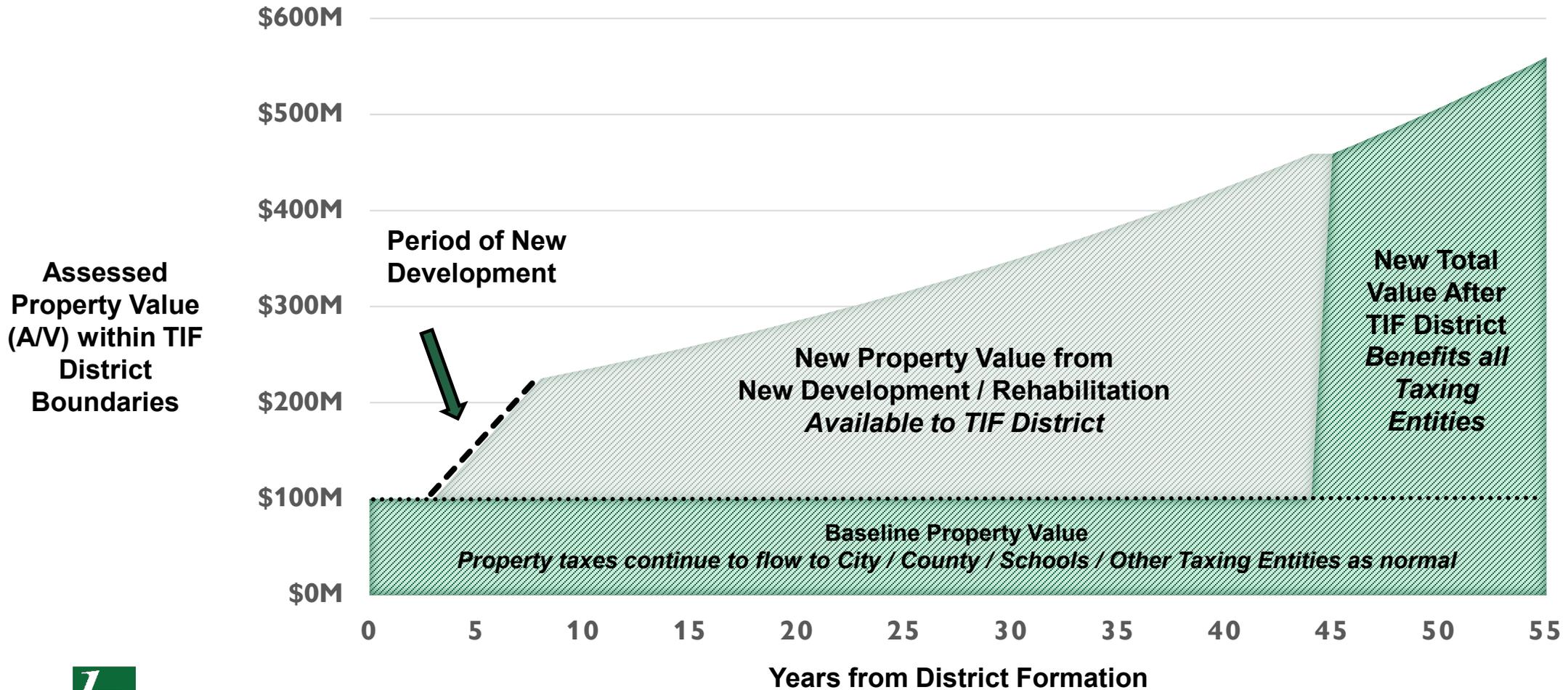
- In 2019, the City of Placentia (City) and County of Orange (County) established the Placentia Enhanced Infrastructure Financing District (EIFD) to fund infrastructure improvements within the City's Old Town and Packinghouse District to facilitate transit-oriented development (TOD) of regional significance
- First City/County EIFD in the State
- Base year is 2020-2021; ~\$129,000 in increment collected
- A nascent EIFD bond market, the COVID pandemic, inflation, and related current economic conditions have contributed to delayed EIFD implementation and cost increases
  - Original Streetscape Project cost estimate of ~\$8 million is now ~\$10.05 million, an increase of 25.6%
  - Interest rates have risen, increasing cost of debt service (particularly to “first-time” debt issuer)
  - Impact: Multiple debt issuances over 7-8 years would be needed to fund key projects (only \$3-5M available up-front)
- Goal: Install all aspects of the Old Town Streetscape Master Plan at one time (instead of in phases), which will:
  - Better induce private investment to fulfil Tax Increment (“TI”) and economic benefit projections
  - Accelerate timetable to meet regional housing needs, including affordable housing
  - Save the EIFD on construction costs

# PLACENTIA EIFD BACKGROUND

*(CONTINUED)*

- Why are we amending the IFP? Existing financing structure will not facilitate private investment and will fall short of expected rate of TI growth
- City awarded EIFD Streetscape Master Plan design and engineering contract on April 4, 2023
- City staff and County staff met multiple times from Spring to Fall 2023 to work out a mutually beneficial set of amendments to adapt to current economic circumstances while maintaining goals
- Public noticing via mail and website was completed to properly notice all affected parties (e.g., landowners, residents within EIFD)
- City Council approved the amended IFP on March 5, 2024
- County Board of Supervisors approved the amended IFP on March 12, 2024
- Purpose of today's meeting is to hold the final of three PFA public hearings on the amended IFP to allow opportunity for public comments or protests, and otherwise approve the amended IFP
- Following today's hearing, staff and financing team will be working on construction and financing documentation for implementation

# RECAP OF TAX INCREMENT FINANCING (TIF)

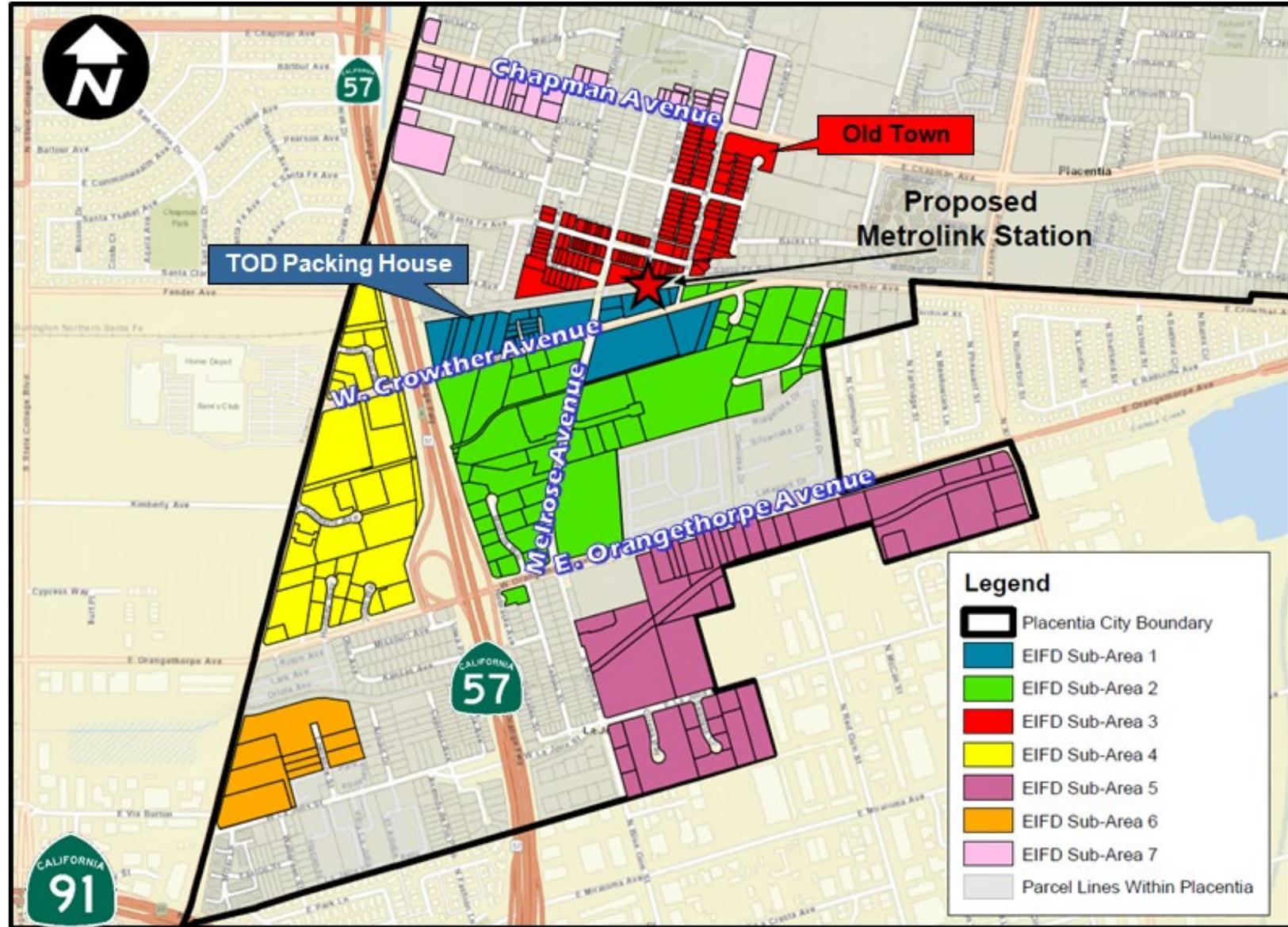


# EIFD FUNDAMENTALS

<b>Long Term Districts</b>	45 years from first bond issuance
<b>Governance</b>	Public Financing Authority (PFA) implements Infrastructure Financing Plan (IFP)
<b>Approvals</b>	Mandatory public hearings for formation with protest opportunity; no public vote
<b>Non-contiguous Areas</b>	EIFD project areas <u>do not have to be contiguous</u>
<b>Eligible Projects</b>	Any property with useful life of 15+ years & of communitywide significance; purchase, construction, expansion, improvement, seismic retrofit, rehabilitation, and <b><u>maintenance</u></b>

**Does NOT increase property taxes**

# PLACENTIA EIFD MAP *300+ ACRES*



# EXAMPLE EXISTING CONDITIONS VS. POTENTIAL NEW DEVELOPMENT

- EIFD will fund Streetscape Master Plan improvements serving the properties of the EIFD
- Will incentivize \$460M+ expected in new development assessed value from residential, commercial, and hotel development
- Reduce traffic on 91 Freeway



# ESTIMATED ECONOMIC BENEFITS AT STAKE

## *2023 UPDATED ANALYSIS*

- 1,600+ housing units
- 5,024 construction jobs and 1,178 permanent jobs (direct, indirect, and induced)
- \$695 million in economic output from construction and \$196 million in annual ongoing economic output (direct, indirect, and induced)
- \$59M in positive net fiscal impact to City general fund over 50 years
- \$50M in positive net fiscal impact to County general fund over 50 years
- Greenhouse gas reduction/vehicle miles traveled reduction; improved and convenient transit to local universities and other destinations

# DRAFT EIFD IFP AMENDMENTS

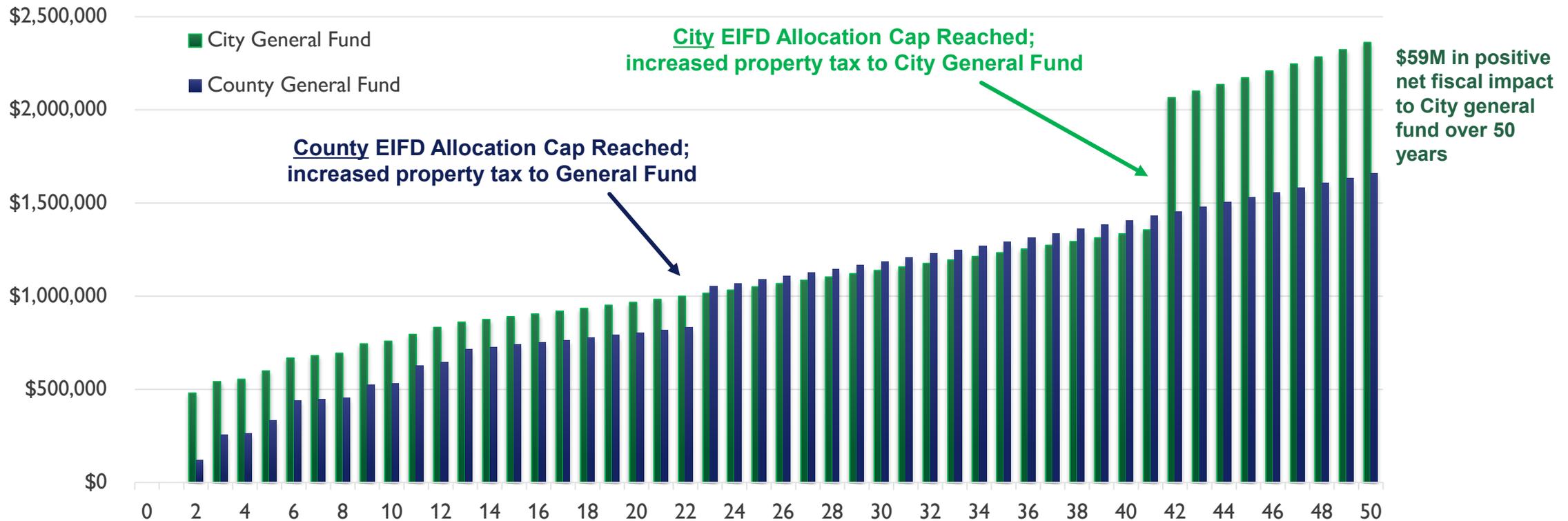
- a) Recalibrate duration (term) of TI allocation to reflect full payment of contributions
  - Increase City maximum term from 20 to 40 years
    - Could end earlier if interest rates level out prior to bond issuance
  - Increase County maximum term from 20 to 25 years, with option to extend to 30 only if needed
    - Provides adequate time for County to contribute its full share of TI (i.e., \$3.547 million)
    - Additional 5 years only triggered if TI receipt levels perform worse than suboptimal projections
  - EIFD to terminate upon extinguishment of all EIFD debt, even if repaid early
- b) Increase City's maximum dollar allocation from \$9,100,000 in tax increment up to \$24,000,000 in increment (more likely \$17-19M over 33-35 years needed), could be as low as \$12M over 30 years in best-case interest rate scenarios
  - Amount projected to enable full repayment of various financing structures evaluated, even under severely adverse issuance conditions
- c) Limitation / focus on use of funds: EIFD TI limited to repayment of IFP projects costs & associated debt; excess amount would flow to General Fund

# SUGGESTED DEBT ISSUANCE STRUCTURE TO IMPLEMENT NECESSARY CHANGES

- City to loan \$1M from reserves to EIFD to accelerate Project financing (reduces bond issue size, debt service, improves security)
- City to issue its own 30-year lease revenue bonds (“LRBs”) (in lieu of EIFD)
  - City would provide property/building collateral for underlying LRB lease in this scenario
  - To further ensure security, City General Fund would be available to loan monies to EIFD in the unlikely event of an insufficient TI scenario
- Potential benefits include:
  - City LRBs should qualify for bond insurance, producing lower interest rates and no need for a cash-funded debt service reserve fund
    - Able to raise \$6.4 million more in proceeds; \$1.2 million in interest savings if sizing were the same
  - Eliminates need for a Capitalized Interest fund to carry LRB interest payments while TI grows
  - Eliminates need to provide “debt service coverage”, enabling more bond proceeds to be raised up front
  - Loan provided to EIFD would accrue interest to City General Fund at City’s LAIF rate (2.07% as of Q4 2022)

# RETURN ON INVESTMENT

## Annual Net New Fiscal Revenue to City and County General Funds



# MARKET ACTIVITY

- Placentia has demonstrated ability to attract high-quality private sector investment (e.g., Herald sale at OC **record** \$605k/unit or \$130M total)
- Purpose of accelerating EIFD Streetscape improvements is to take advantage of market activity, catalyze further growth, then capture value via EIFD in turn
- Current investment marketplace is very selective; public investment can accelerate interest

22 ORANGE COUNTY BUSINESS JOURNAL www.ocbj.com MAY 13, 2019

## Placentia's Transit Development Dreams Take Shape

\$150 Million, 418-Unit Project Breaks Ground 2021

By KATIE MURAR

The city of Placentia has been looking to Anaheim's Platinum Triangle for ideas on mixed-use development near large transit hubs the past few years.



Centerpointe rendering: 418-unit project near planned train station in Placentia, one of largest apartment developments for city

parcels to other developers. JPI officials said their plans include a 500,000-square-foot, five-story building with a mix of studio, one-bedroom, and two-bedroom apartments averaging 750 square feet. It's also planning about 8,000 square feet of commercial development with restaurants and retail.

## Lyon Living Sells New Placentia Apartments for \$130M

BY KATIE MURAR MAY 9, 2022

The sale is the latest sign that the city is seeing an uptick in activity two years after a 28-acre portion of the area's historic Packing House District got a zoning change to allow for new development.

"We like the energy the city is fostering to make Old Town a new, vibrant, walkable town center," Rosie Cooper, JPI's western region leader, told the Business Journal.

JPI's new site is next to the future Metrolink station and parking structure, as well as a separate 215-unit apartment development expected to break ground soon, also on Crowther Avenue.

Placentia approved consolidation of the parcels last year and industrial buildings on the site were demolished to make way for the mixed-use development.

"Blackwood likes to invest in projects near transit and jobs and we felt like this site checked both of those boxes," partner Gilad Ganish told the Business Journal.

Blackwood over the past few years has helped entitle multiple apartment sites near the Laguna Niguel/Mission Viejo train station and San Diego (5) Freeway, and sold several of the

closed on the deal about a month ago, property records show.

Cooper said the company's plans are in line with entitlements secured by Blackwood, which bought the land—then seven parcels owned by five separate entities—in 2017, around the time the city changed its downtown zoning.

"Blackwood likes to invest in projects near transit and jobs and we felt like this site checked both of those boxes," partner Gilad Ganish told the Business Journal.

Blackwood over the past few years has helped entitle multiple apartment sites near the Laguna Niguel/Mission Viejo train station and San Diego (5) Freeway, and sold several of the



Housing Next to Transit  
JPI affiliate Jefferson Centerpointe LLC

The Herald: average monthly rents approaching \$3

32 ORANGE COUNTY BUSINESS JOURNAL www.ocbj.com



Jefferson Platinum Triangle rendering: \$364M being invested near Angel Stadium

## Placentia

from page 22

Placentia but other developers are interested. The Centerpointe development site in Placentia is a block away from a five-story, 215-unit apartment project led by a venture between Integral Communities and Lyon Living.

The two Newport Beach-based developers closed on the site of the city's former Boys & Girls Club facility in 2018 for \$4.7 million. The five-story luxury apartment will have one- and two-bedroom units averaging 960 square feet.

It's next to what will be the Placentia Metrolink Station, slated to wrap within two years and a centerpiece to the city's revitalization of the Packing House District.

"The city is really encouraging development near transportation, which is the right thing to do in Southern California in general," Cooper said.

Placentia changed 28-acre area's zoning to spur transit-oriented development along Crowther Avenue, which is a mile north of the intersection of the Riverside (91) and Orange (57) freeways.

The new zoning allows for about 45% more residential units per acre.

The planned train station and forthcoming apartments appear to be pumping up real estate prices in the area.

A 7,611-square-foot office building near the Centerpointe development site recently sold for \$1.3 million, or about \$166 per square foot; and three additional industrial buildings nearby Melrose Street recently sold for \$6 million, or about \$196 per square foot. ■

# SUMMARY

- Construction costs and interest rates have risen significantly since EIFD was originally formed
- Building public improvements over multiple years/phases will not likely entice private sector investment sufficiently to fulfill original economic development goals and will delay increase to assessed valuation
- Construction of public improvements in one phase is key to incentivizing timely private investment to revitalize and improve the City's Old Town and Packinghouse Districts and fulfill AV goals
- Amendment will result in ~\$10M in proceeds to fulfill completion of project
- EIFD bond market is new, and the Placentia EIFD specifically has no credit history as a new issuer
  - Successful implementation of full project more likely with City financing support via LRB
- City staff and County staff have met multiple times to work out a mutually beneficial set of amendments to adapt to current economic circumstances while maintaining goals
  - County staff have agreed to extend their term, amenable to extending further if needed

# NEXT STEPS ON THE AMENDED IFP

Target Date	Task
May 14, 2024 TODAY	e) Prepare noticing and hold third PFA public hearing on revised IFP
Q3 2024	f) Prepare materials to solicit construction bids on EIFD Streetscape Master Plan
Q3 2024	g) Prepare debt issuance / enter bond markets

# NEXT STEPS / PFA ACTIONS RE: IFP

- Comments / questions / potential protests on IFP amendments.
- Consider Resolution No. PFA-2024-02, adopting “A Resolution of the Public Financing Authority of the Placentia Enhanced Infrastructure Financing District Approving the Amended Infrastructure Financing Plan for the Placentia Enhanced Infrastructure Financing District.”

# THANK YOU – QUESTIONS?



1601 N. Sepulveda Blvd., #382  
Manhattan Beach, CA 90266  
TEL: 424-297-1070 | URL: [www.KosmontFinancial.com](http://www.KosmontFinancial.com)

*Kosmont Transactions Services, Inc., doing business as Kosmont Financial Services (KFS) is an Independent Registered Municipal Advisor with the SEC and the MSRB. KFS does not provide accounting, tax or legal advice. Information included in this presentation is provided for discussion purposes only and should not be construed as advice under any circumstance. Such information reflects KFS's views as of the date hereof (unless otherwise noted) and is subject to change without notice. Any terms and conditions discussed herein are preliminary until confirmed in a definitive written agreement.*